

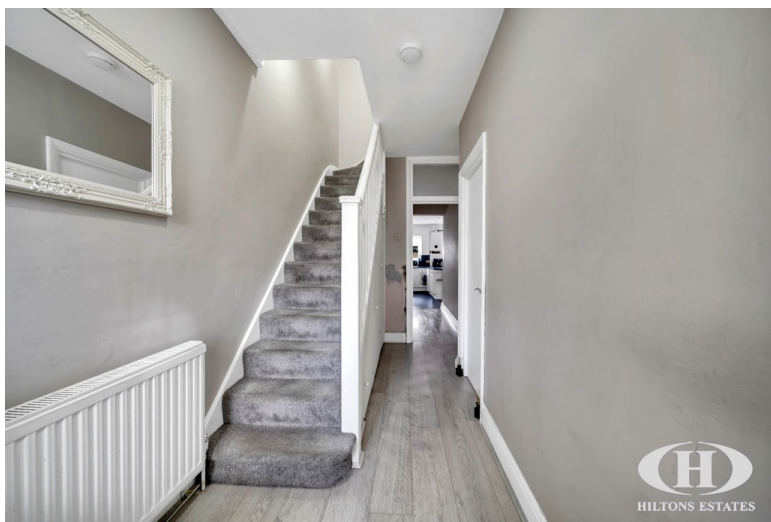
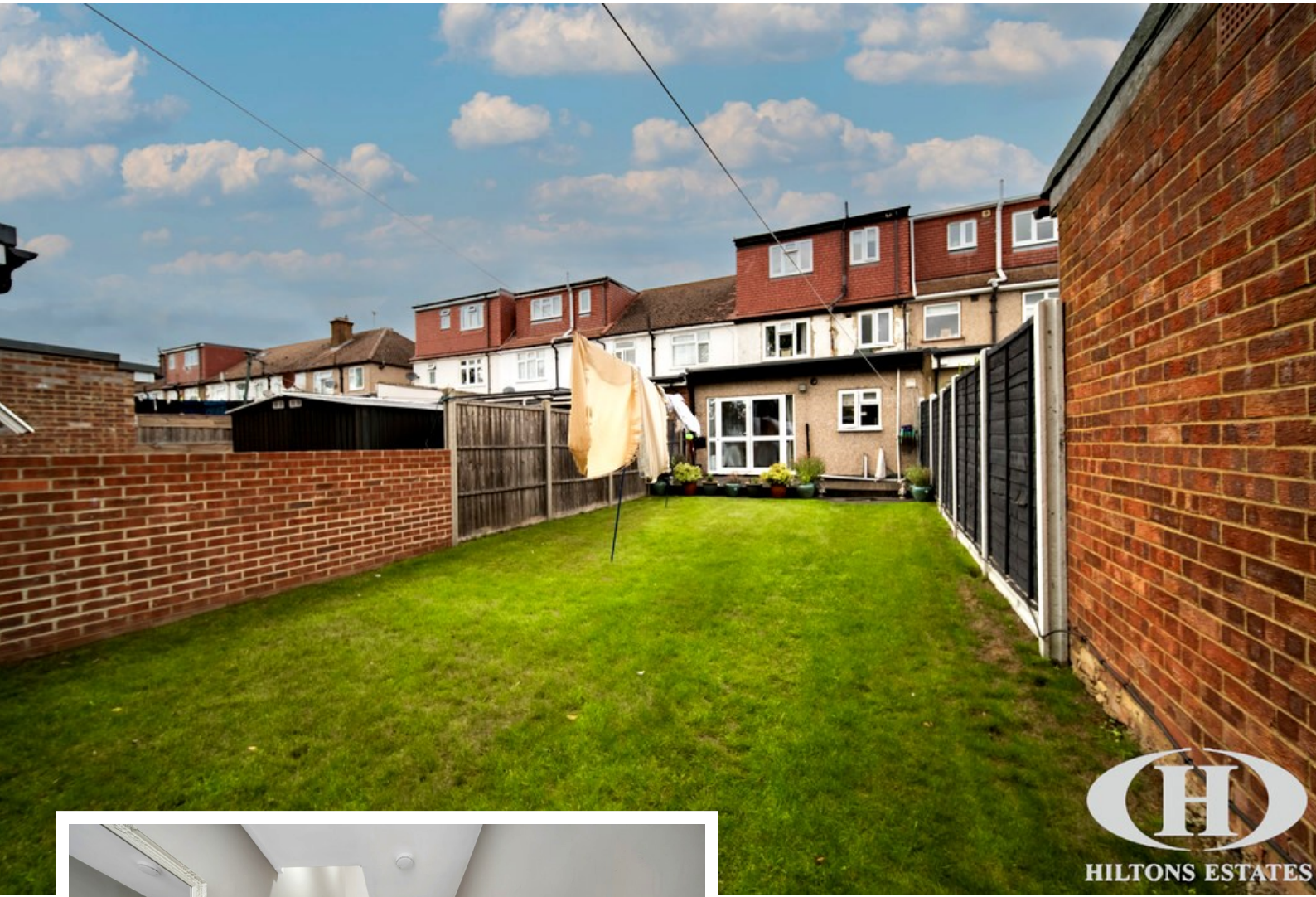


Greenland Crescent
Southall, UB2 5ER

Offers In Region Of £640,000
EPC Rating 'TBC'

- 4 bedrooms with loft conversion
- 3 bathrooms including ensuite
- 1,356 sq ft extended home
- Modern finish throughout





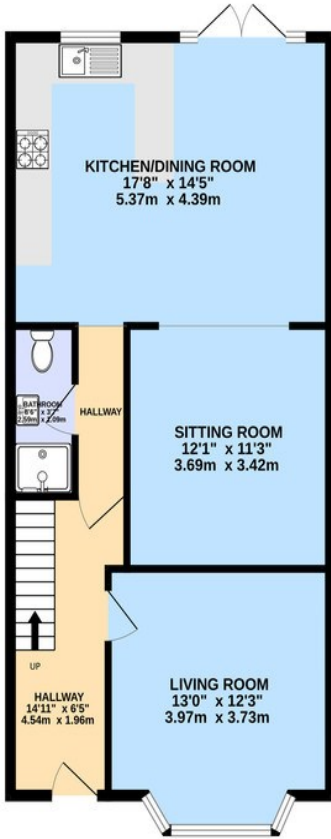
Property Description

Hiltons Estates are proud to present this beautifully extended 4-bedroom, 3-bathroom family home on Greenland Crescent, including a loft conversion with dormer and an ensuite to the master bedroom. Spanning 1,356 sq ft, the property offers a modern finish throughout with spacious interiors, an open-plan flow, and direct access to a decked patio area leading to an outbuilding, ideal for office or gym use. Additional benefits include a driveway for 2 cars and on-road parking. Located close to Greenford Broadway, top-rated schools, and excellent transport links including South Greenford Station and easy access to the A40. This home provides fantastic rental yield potential for investors, while also being the perfect choice for first-time buyers or growing families seeking comfort and convenience.

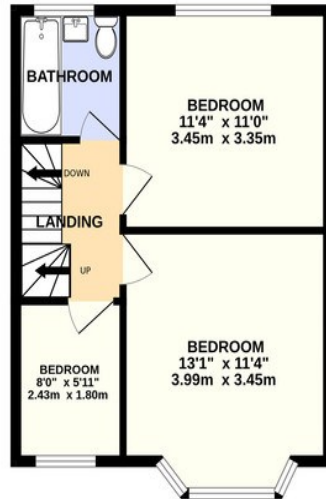




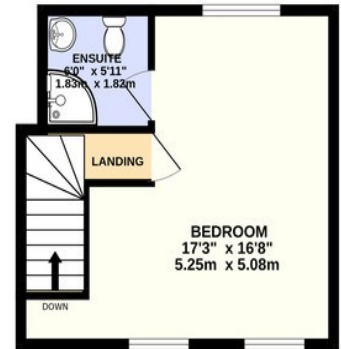
GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements