



Beresford Road
 , Southall, UB1 1NL

Offers In Region Of £585,000

EPC Rating '57'

- Spacious 3-bedroom end-terrace freehold home
- Large 2-bedroom rear annex ideal for family or rental income
- Side access to rear and private garden
- Bright lounge/diner + fully fitted kitchen





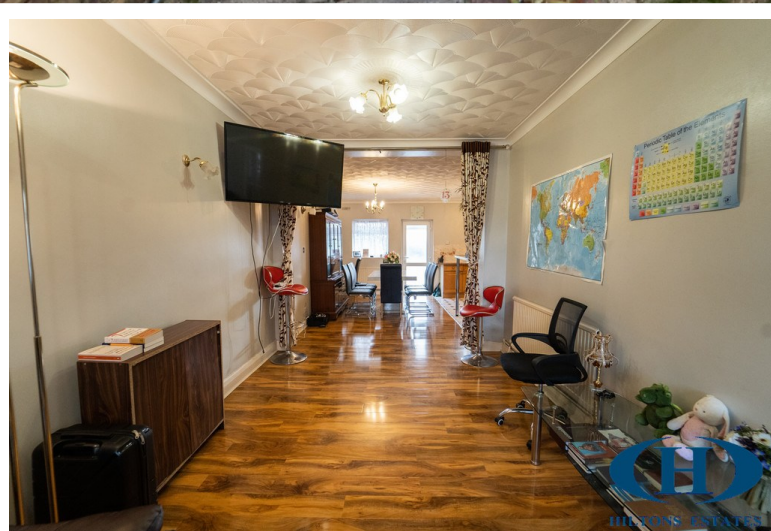
Property Description

Hiltons Estates presents this spacious 3-bedroom end-terrace freehold home in Southall, UB1. The property offers a bright lounge/diner, fully fitted kitchen, ground floor shower room, side access, and a large 2-bedroom rear annex ideal for extended family or rental income.

Upstairs includes a master bedroom, double bedroom, box room, and family bathroom. Additional features include off-street parking and a private rear garden.

Located within walking distance of Southall Broadway, Southall Station (Crossrail), shops, schools, and amenities, with excellent links to Central London, Heathrow, M4, M25, and M40.

A superb opportunity for families, commuters, and investors-early viewing recommended!





ENTRANCE HALL

SHOWER ROOM 5' 6" x 3' 5" (1.68m x 1.04m)

RECEPTION ROOM 23' x 9' 4" (7.01m x 2.84m)

KITCHEN 18' x 7' 10" (5.49m x 2.39m)

KITCHEN/DINER 13' 9" x 7' 6" (4.19m x 2.29m)

BEDROOM 1 11' 7" x 9' (3.53m x 2.74m)

BEDROOM 2 10' 3" x 9' 7" (3.12m x 2.92m)

BEDROOM 3 7' x 6' 5" (2.13m x 1.96m)

LANDING 7' 3" x 5' 11" (2.21m x 1.8m)

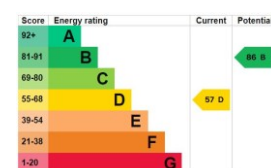
BATHROOM 5' 11" x 5' 6" (1.8m x 1.68m)

REAR GARDEN

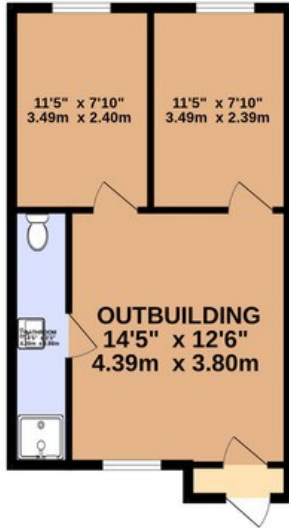
ANNEX

ANNEX BED 1

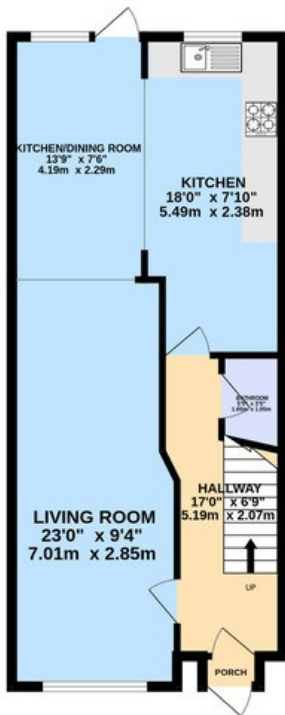
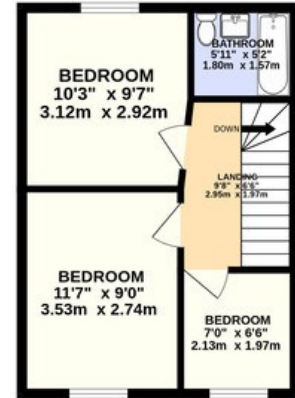
ANNEX BED 2



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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