





A refurbished and substantially extended three-bedroom family home arranged over three floors, offering spacious and versatile accommodation throughout. The property benefits from a loft conversion, a generous rear extension, side access and a rear garage, making it ideal for growing families. Internally, it features a modern fitted kitchen, a converted utility room and a stylish first-floor family bathroom, with further potential to create an additional ground floor bathroom/WC (STPP).

Ideally located close to Central Southall, residents can enjoy a fantastic range of local shops, supermarkets, cafés and restaurants, as well as well-regarded schools nearby. Southall Station (Elizabeth Line) is within easy reach, providing fast and convenient access to Central London, Heathrow Airport and beyond, making this an excellent choice for both families and commuters.

Extended three-bedroom family home with loft conversion.

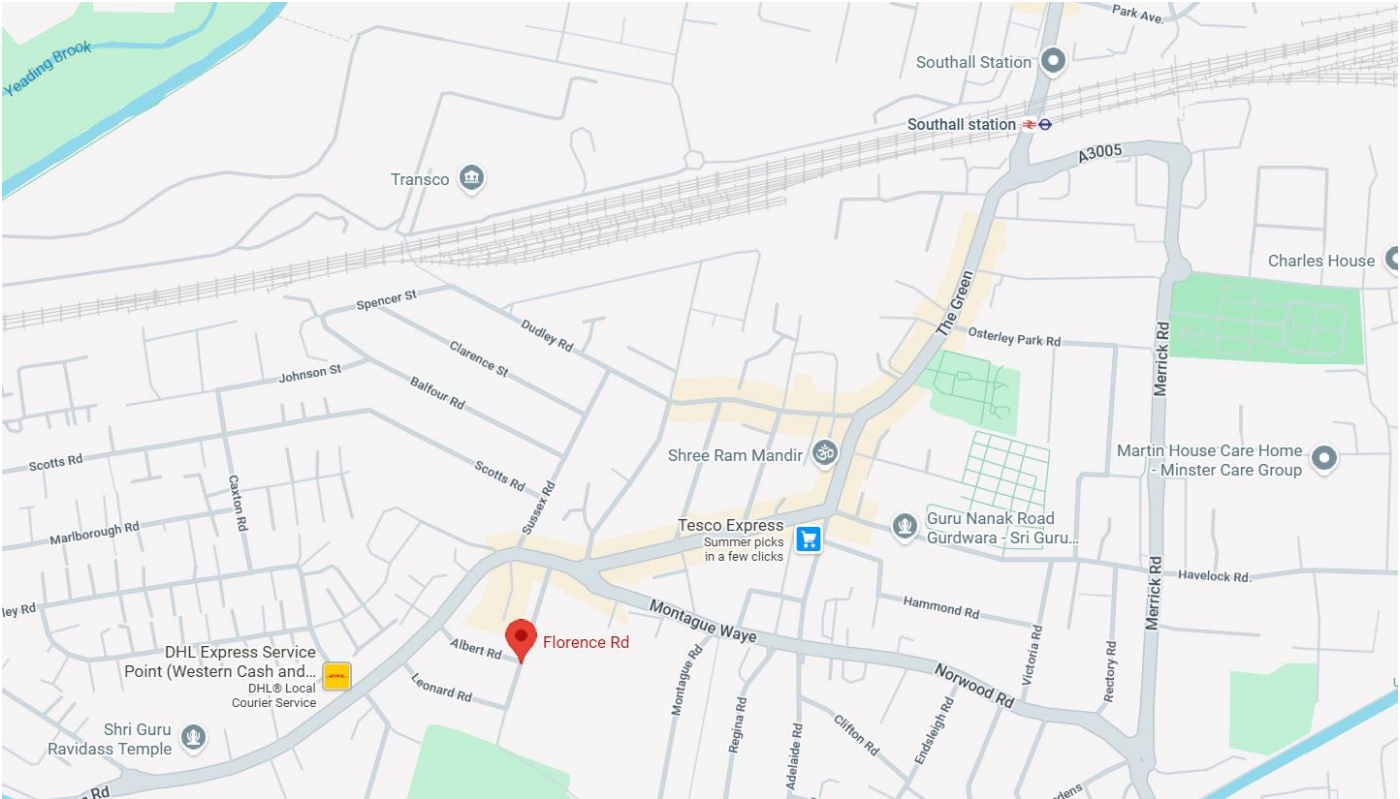
Newly refurbished throughout with a modern bathroom.

Spacious rear extension and converted utility room.

Rear garage, side access and potential for a ground floor bathroom (STPP).

Close to Southall Green and Southall Station (Elizabeth Line).

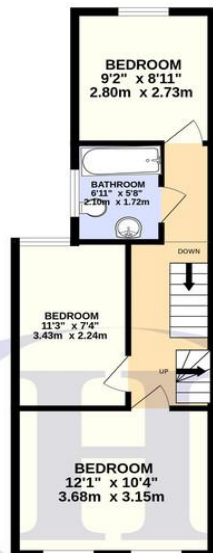




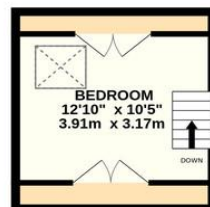
GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.4 sq.m.) approx.



HILTONS ESTATES

TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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