



FOR SALE · END OF TERRACE HOUSE

# Western Road

Southall, Middlesex · UB2 5JU

**£449,950**



**2**  
BEDROOMS

**1**  
BATHROOM

**672**  
SQ FT

**D**  
EPC RATING

# The Property

WESTERN ROAD, SOUTHALL, UB2 5JU

A spacious two-bedroom end-terraced home situated on the popular Western Road, offering generous living accommodation, a large front garden and a private rear garden. An ideal purchase for first-time buyers, families or investors alike.

The ground floor comprises a bright and spacious reception room alongside a sizeable fitted kitchen with access to the rear garden. Upstairs features two well-proportioned bedrooms and a family bathroom.

Ideally positioned close to Heston and Hayes, the property enjoys easy access to supermarkets, retail parks, local shops, restaurants, parks and well-regarded schools. Excellent transport links include nearby bus routes, Southall and Hayes & Harlington Elizabeth Line stations, together with convenient access to the A312, A4, M4 and Heathrow Airport.

## KEY FEATURES

- Spacious two-bedroom end-terraced home
- Large front garden & private rear garden
- Generous reception room & sizeable fitted kitchen
- Well-proportioned bedrooms & family bathroom
- Close to shops, parks & well-regarded schools
- Elizabeth Line, A312, A4, M4 & Heathrow nearby



RECEPTION ROOM



FITTED KITCHEN



ENTRANCE HALLWAY



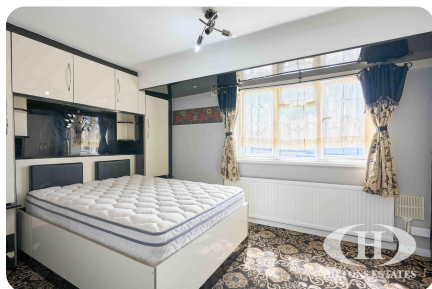
FIRST FLOOR LANDING

# Bedrooms, Bathroom & Outside

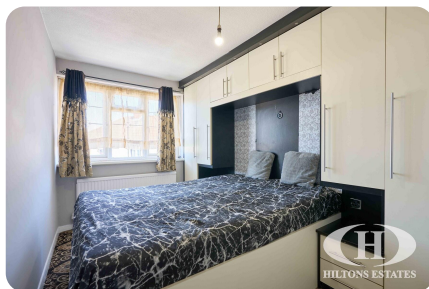
WESTERN ROAD, SOUTHALL, UB2 5JU



REAR ELEVATION & VERANDA



BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM



VERANDA & REAR GARDEN



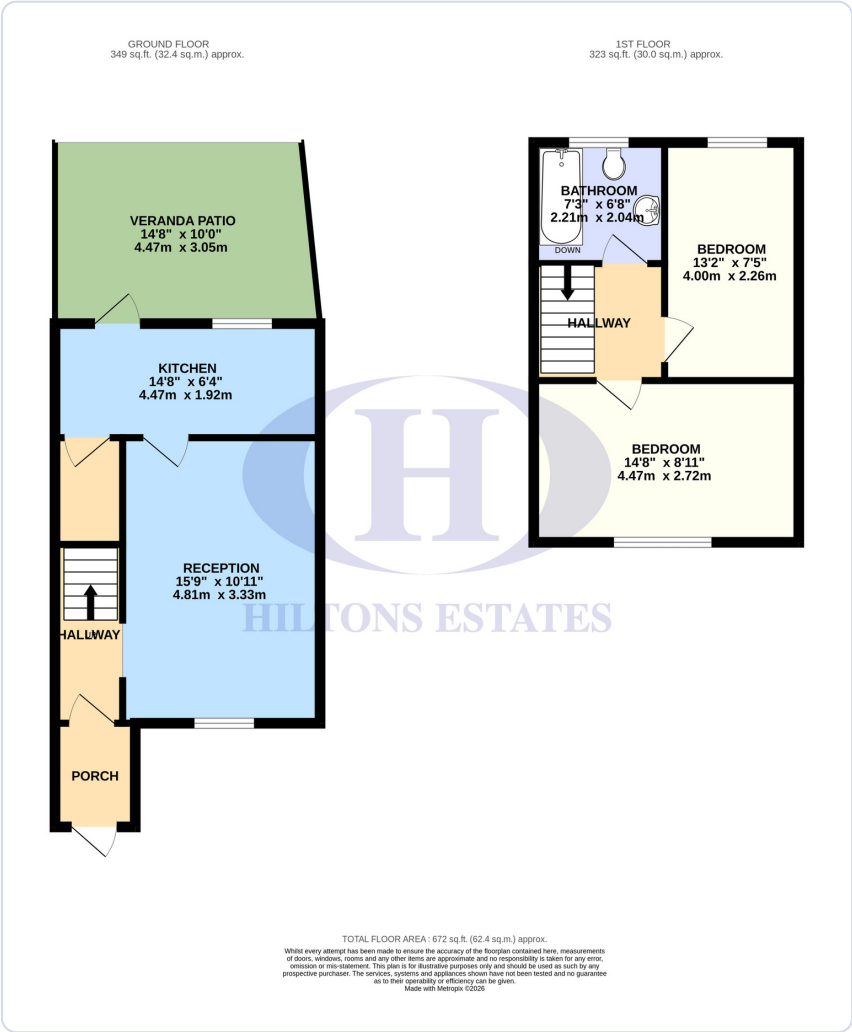
REAR GARDEN



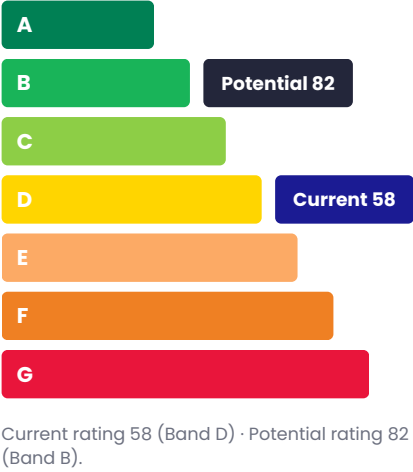
FRONT ASPECT

# Floor Plan & Information

WESTERN ROAD, SOUTHALL, UB2 5JU



## ENERGY PERFORMANCE



## ARRANGE A VIEWING

**Harvin Virk**

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## PROPERTY DETAILS

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| Accommodation | Two bedrooms · Family bathroom · Reception room · Fitted kitchen · Porch |
| Property Type | End of terrace house · 1940s                                             |
| Condition     | Fair — scope to update and improve throughout                            |
| Floor Area    | 672 sq ft (62.4 sq m) approx.                                            |
| Outside       | Large front garden · Private rear garden with covered veranda            |

## AGENTS NOTE

These particulars are provided for general guidance and illustrative purposes only and do not constitute any part of an offer or contract. All measurements, floor areas and floor plans are approximate and should not be relied upon for valuation, legal or mortgage purposes. No statement in these particulars is to be relied upon as a statement or representation of fact. We have not tested any apparatus, equipment, fixtures, fittings or services, and prospective purchasers should satisfy themselves as to their condition and suitability. All interested parties are recommended to carry out their own inspections and assessments and to verify tenure, boundaries and council tax banding with their legal representative.