



## Evelyn Grove | Southall | UB1 2BT

Hiltons Estates presents this Freehold mid-terrace home in Southall, UB1 – brimming with potential for families, developers, and investors. The property offers two reception rooms, a kitchen, and a rear garden. Upstairs includes two double bedrooms, a single room, and a family bathroom. In need of modernisation, this home provides huge scope to extend and add value (STPP), with the possibility to create a front driveway (STPP). Ideally located just off Lady Margaret Road, with easy access to Southall Broadway, schools, shops, bus routes, Southall Crossrail, Heathrow, and the A40. A superb opportunity to transform and maximise value – not to be missed!

**REDUCED £499,950**

**HILTONS ESTATES**