



FOR SALE • SEMI-DETACHED HOUSE

Leamington Road

Southall • UB2 5JE

£599,950



3

BEDROOMS

2

BATHROOMS

1,088

SQ FT

1

RECEPTION ROOM

The Property

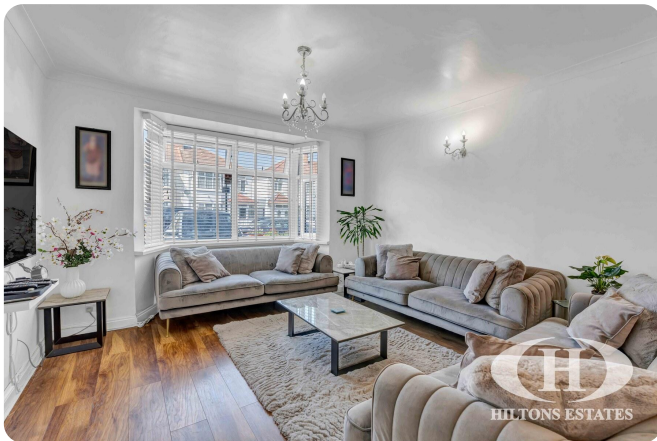
Leamington Road, Southall, UB2 5JE

A beautifully presented and modernised three-bedroom semi-detached family home, ideally situated in a desirable Southall location. The property has been thoughtfully extended and upgraded, offering generous living space, three spacious double bedrooms and two modern bathrooms, with one on each floor.

The home provides a fantastic combination of space, comfort and practicality, making it an ideal choice for families. To the rear is a large, exceptionally secluded garden, offering a peaceful and private outdoor space rarely found with properties of this type. Conveniently located close to Southall's extensive range of shops, restaurants, schools and everyday amenities, with Southall Elizabeth Line station providing fast connections into Central London and Heathrow, and easy access to the A312, A40 and M4.

Key Features

- Desirable semi-detached family home
- 3 spacious double bedrooms
- 2 bathrooms – one on each floor
- Modernised and extended throughout
- Large, secluded rear garden
- Well-kept family home
- Excellent local amenities and transport links



LIVING ROOM



DINING AREA



KITCHEN



REAR GARDEN

Bedrooms & Bathrooms

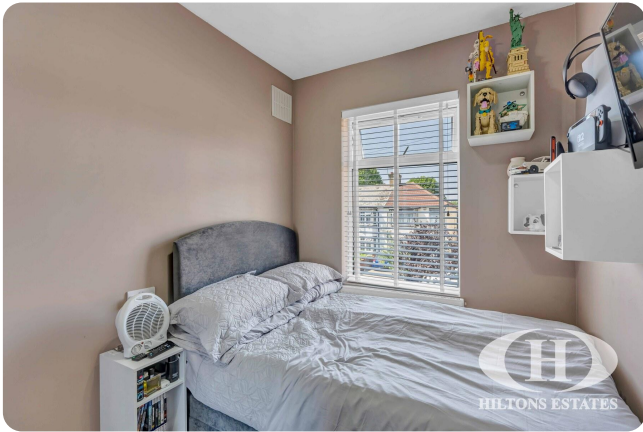
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BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FIRST FLOOR BATHROOM

Further Rooms & Garden

Leamington Road, Southall, UB2 5JE



LARGE, SECLUDED REAR GARDEN



COVERED PATIO



GROUND FLOOR BATHROOM



DINING AREA

Floor Plan & Information

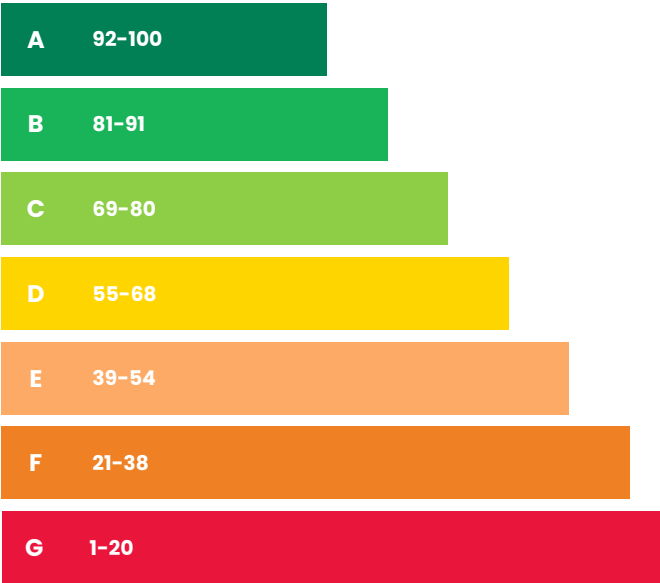
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Total: 1088 sq. Ft, 102 m2
1st Floor: 641 sq. Ft, 60 M2, 2nd Floor: 447 sq. Ft, 42 m2
Excluded Areas: Porch: 13 sq. Ft, 1 M2, Covered Patio: 141 sq. Ft, 13 M2, Walls: 89 sq. Ft, 8 m2

* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Energy Performance



EPC rating to be confirmed — certificate available on request.

Arrange a Viewing

Hiltons Estates — Harvin

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Agents Note: These particulars are for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and photographs are provided for general information only. It should not be assumed that the property has all necessary planning, building regulation or other consents. Hiltons Estates have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Interested parties are advised to obtain verification from their solicitor or surveyor.

