





A spacious three-bedroom mid-terrace family home offering approximately 858 sq ft of well-proportioned accommodation, ideally situated in a popular Southall residential location.

The ground floor features two generous reception rooms, providing plenty of space for both living and dining, along with a fully fitted kitchen, modern bathroom and additional WC. The property also benefits from a brand-new boiler and access to a low-maintenance rear garden, with convenient rear access from the adjoining road.

Upstairs offers three sizeable double bedrooms, making this an ideal family home.

Clarence Street is conveniently located close to Southall Broadway, local shops, supermarkets, restaurants, schools and everyday amenities. Excellent transport links include Southall Elizabeth Line station, providing fast connections into Central London and Heathrow, with easy access to the A312, A4 and M4. The property also benefits from on-street parking.



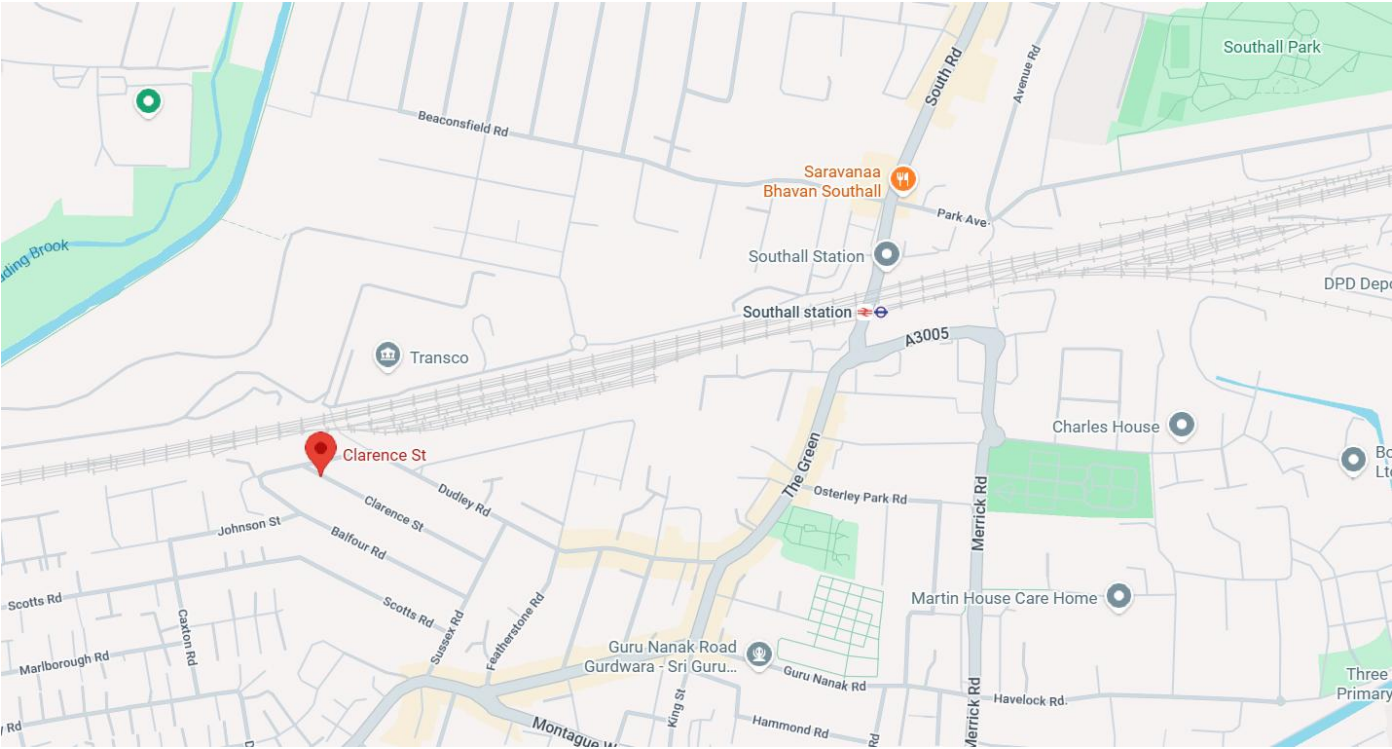
3 double bedrooms | 858 sq ft

2 reception rooms | Fully fitted kitchen

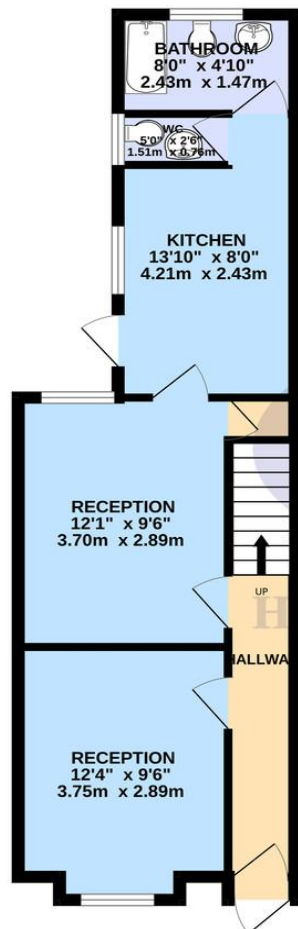
Modern bathroom + WC | Brand-new boiler

Low-maintenance garden | Rear access

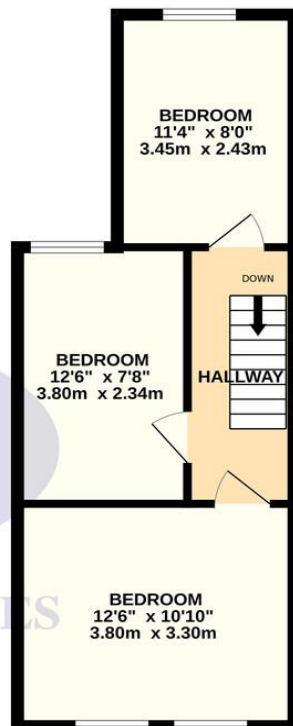
On-street parking | Excellent transport links



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.
Made with Metropix ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.