



FOR SALE · MID-TERRACE HOUSE

Abbotts Road

Southall, Middlesex, UB1

OFFERS OVER

PRIME LOCATION

£520,000



3

BEDROOMS

1

BATHROOM

1000

SQ FT

Mid-Terrace

PROPERTY TYPE

The Property

ABBOTTS ROAD, SOUTHALL · UB1

A superb three-bedroom terraced home offering approximately 1,000 sq ft of well-arranged accommodation, ideally positioned just off Southall Broadway and boasting excellent potential for a loft conversion or further development (STPP).

The ground floor comprises a bright and spacious reception room and a fitted kitchen, while the first floor provides three well-proportioned bedrooms and a family bathroom. The property also benefits from a loft with genuine development potential.

Outside, there is a private rear garden with a useful brick-built outbuilding, together with a paved front garden. Further benefits include gas central heating and double glazing.

Located moments from the amenities of Southall Broadway, with Southall Station and the Elizabeth Line, excellent transport links, schools, shops and restaurants all within easy reach.

An excellent opportunity for families, investors or buyers looking for space, location and future potential.

KEY FEATURES

- Three Bedroom Mid-Terrace House
- Bright, Open-Plan Reception Room
- Fully Fitted Kitchen
- Loft With Development Scope (STPP)
- Rear Garden & Brick Outbuilding
- Prime Southall Broadway Location



RECEPTION ROOM



KITCHEN



RECEPTION ROOM — ALTERNATE VIEW



HALLWAY & STAIRS

Bedrooms & Bathroom

ABBOTTS ROAD, SOUTHALL · UB1



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



FIRST FLOOR LANDING

Garden

ABBOTTS ROAD, SOUTHALL · UB1



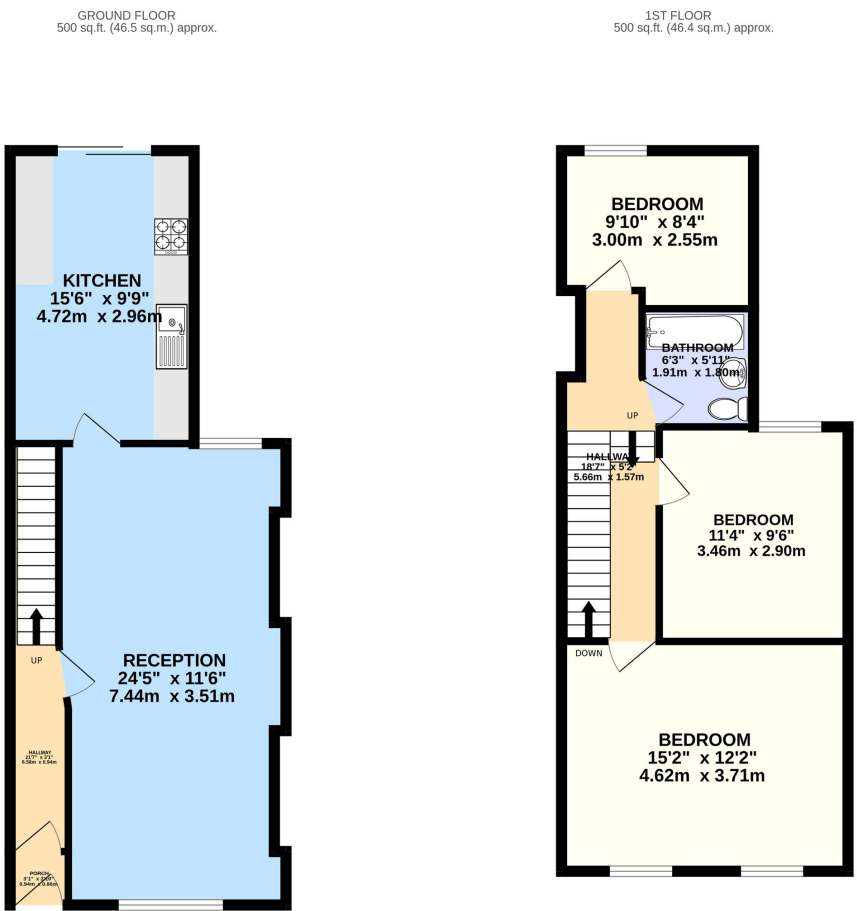
REAR GARDEN



GARDEN — ALTERNATE VIEW

Floor Plan & Dimensions

ABBOTTS ROAD · APPROX. 1000 SQ FT



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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Ground & first floor · not to scale

GROUND FLOOR

Kitchen	15'6" x 9'9"
Reception	24'5" x 11'6"
Hallway	21'7" x 3'1"
Porch	3'1" x 2'10"

FIRST FLOOR

Bedroom One	15'2" x 12'2"
Bedroom Two	11'4" x 9'6"
Bedroom Three	9'10" x 8'4"
Bathroom	6'3" x 5'11"
Hallway	18'7" x 5'2"

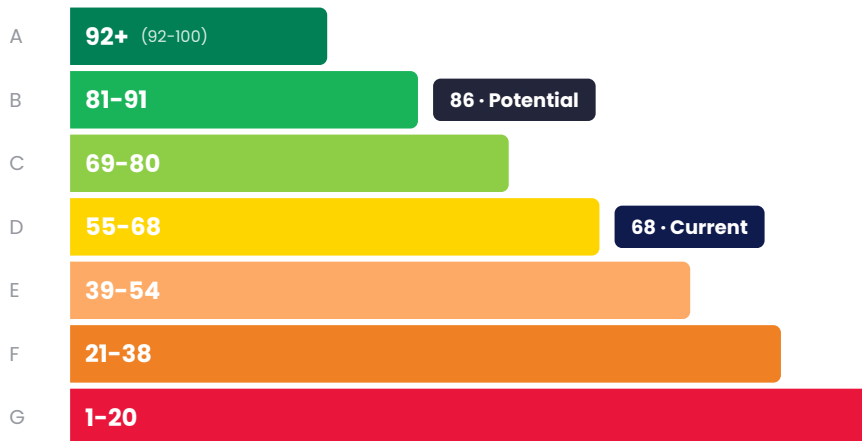
Total Floor Area	1000 sq ft / 92.9 m²
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Further Information

ABBOTTS ROAD, SOUTHALL · UB1



FRONT ELEVATION



Current: 68 (D)
Potential: 86 (B)

This is an indication of how efficient the property is. A higher rating means lower running costs.

KEY INFORMATION

Accommodation Open-plan reception room · fitted kitchen · three bedrooms · family bathroom

Floor Area approx. 1000 sq ft / 92.9 m² · **Type** Mid-terrace house · **EPC** Current 68 (D), Potential 86 (B)

Outside Rear garden with brick-built outbuilding, paved front garden. Loft with development scope (STPP). Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
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Southall UB1 1NF

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AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.