



FOR SALE · MID-TERRACE HOUSE

Sussex Road

SOUTHALL · UB2 5EF

Offers in Region of **£494,950**



HILTONS ESTATES

3

BEDROOMS

1

BATHROOM

86 m²

FLOOR AREA

C

EPC RATING

This well-presented three-bedroom home offers a beautifully maintained living space throughout, finished to a high standard and ready to move straight into with no immediate work required. Each room feels bright and comfortable, and the layout makes excellent use of the space on offer, flowing from a welcoming reception room through to a separate dining area and a well-appointed kitchen.

Outside, a well-kept garden provides the perfect setting for relaxing or entertaining family and friends throughout the year. The home also offers strong potential for a loft conversion, subject to planning permission, giving further scope to extend and add value – a particularly attractive prospect for growing families and buyers looking ahead. On-road parking is available, and the location is highly convenient for both commuting and everyday living, sitting close to the Elizabeth Line for quick access into Central London and within easy reach of King Street's shops and local amenities.

KEY FEATURES

- Three bedrooms
- Potential loft conversion (STPP)
- Walking distance to Southall Elizabeth Line
- Well presented throughout
- Well-kept private garden
- Close to King Street shops & amenities



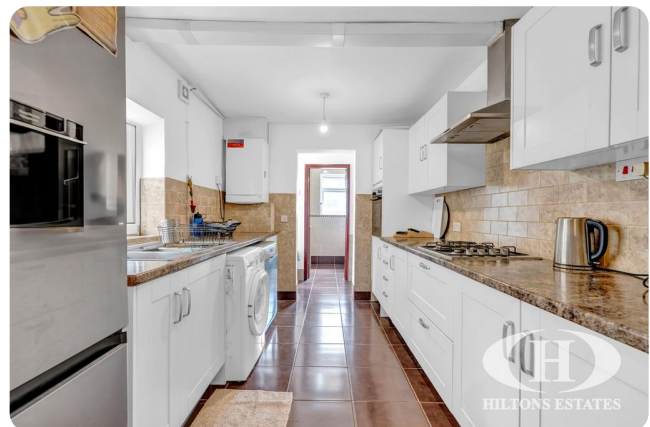
RECEPTION ROOM



LIVING / DINING ROOM



KITCHEN



KITCHEN



REAR GARDEN



BEDROOM ONE



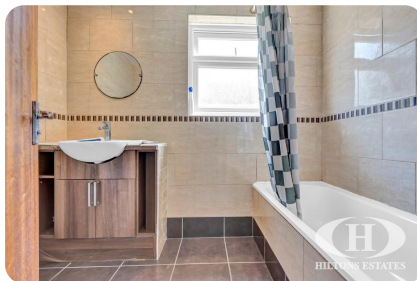
BEDROOM TWO



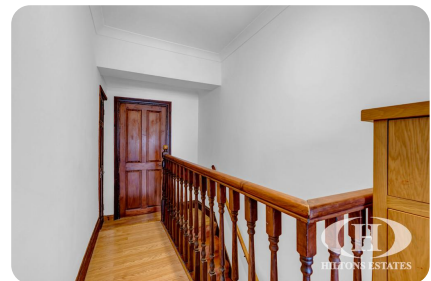
BEDROOM THREE



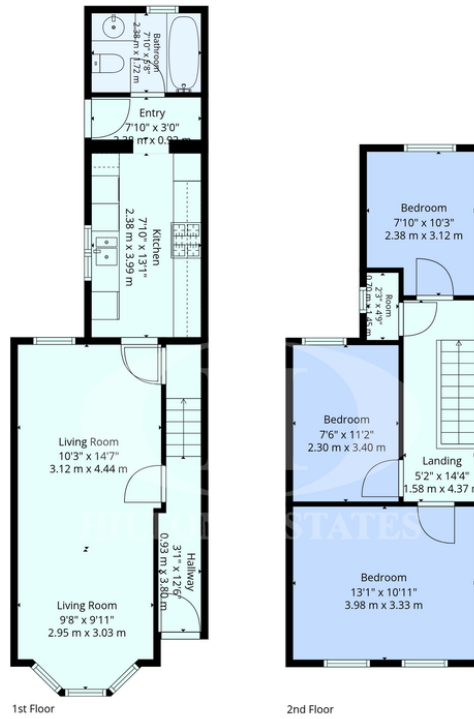
BEDROOM ONE



BATHROOM



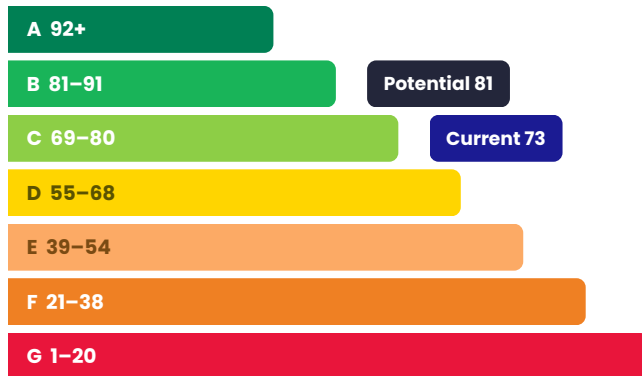
LANDING



Total: 883 sq. Ft, 82 m2
 1st Floor: 483 sq. Ft, 45 M2, 2nd Floor: 400 sq. Ft, 37 m2
 Excluded Areas: Walls: 77 sq. Ft, 7 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 EFFICIENCY RATING



ARRANGE A VIEWING

Hiltons Estates

243 The Broadway
 Southall, Middlesex UB1 1NF

T 02085 741 999

E Rajneev@hiltons-estates.com

W www.hiltons-estates.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.