

FOR SALE · END-TERRACED HOUSE

# Raleigh Road

Southall · UB2 5TW

**£550,000**

HILTONS ESTATES

| 3 | 2 | 1,161 | End |
|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | TERRACE |

# The Property



Hiltons Estates are pleased to present this exciting opportunity to acquire a three-bedroom family home occupying an exceptionally generous plot, offering outstanding scope for further development and enlargement. One of the property's most attractive features is its substantial side plot, providing excellent potential to significantly increase the existing accommodation.

The property currently comprises two reception rooms, a fitted kitchen, conservatory with additional WC and a single-storey side garage. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts an impressive frontage with a driveway accommodating 7+ vehicles, alongside substantial additional land to the side.

A major attraction is the existing planning permission, which has been granted for a double-storey side extension, double-storey rear extension and loft conversion — presenting an excellent opportunity for buyers, developers or families looking to create a substantial home. Buyers should verify the approved plans and conditions with the local authority.

## KEY FEATURES

- Three-Bedroom House with Two Reception Rooms
- Substantial Side Plot with Development Potential
- Planning Granted for Side/Rear Extension & Loft Conversion
- Driveway for 7+ Vehicles, Plus Side Garage
- Close to Southall Broadway, Schools & Elizabeth Line



RECEPTION ROOM



KITCHEN

# Bedroom & Bathroom





BEDROOM



FAMILY BATHROOM

# Plot, Parking & Potential



The property sits on an exceptionally generous plot with substantial additional land to the side, alongside a front driveway with parking for 7+ vehicles and a single-storey side garage — together offering an increasingly rare combination of space, parking and approved development potential in a well-connected Southall location.



SIDE PLOT



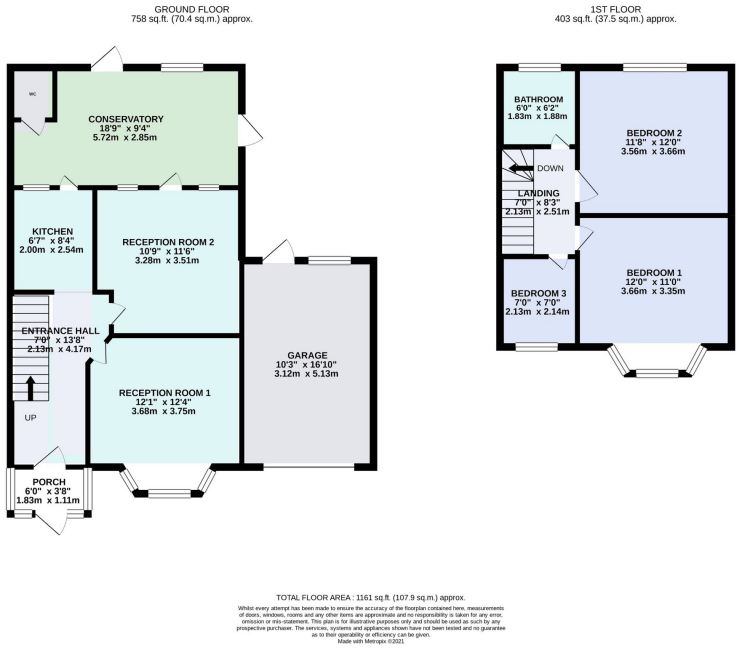
REAR OF PROPERTY



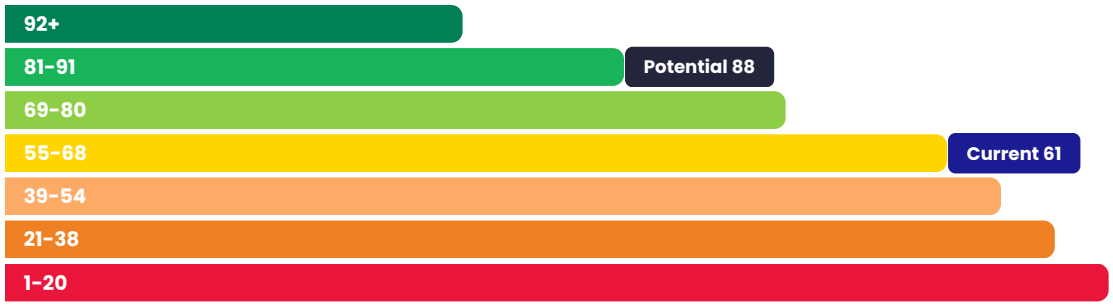
REAR ELEVATION

# Floor Plan & Information

Raleigh Road, Southall, UB2 5TW




## ENERGY PERFORMANCE




## KEY INFORMATION

**Accommodation**
Two Reception Rooms, Kitchen, Conservatory & WC, Three Bedrooms, Bathroom

**Floor Area**
1,161 sq ft / 107.9 m²

**Type**
End-Terraced House

**Parking**
Driveway for 7+ Vehicles, Plus Garage

**Planning**
Granted: Double-Storey Side & Rear Extension, Loft Conversion (Verify with Local Authority)

### Arrange a Viewing

**Harvin**
020 8867 9555
Harvin@hiltons-estates.com

Hiltons Estates
137 Western Road
Southall, UB2 5HN
www.hiltons-estates.com

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