







**HILTONS ESTATES**

**110 Burns Avenue**  
Southall, UB1 2LU

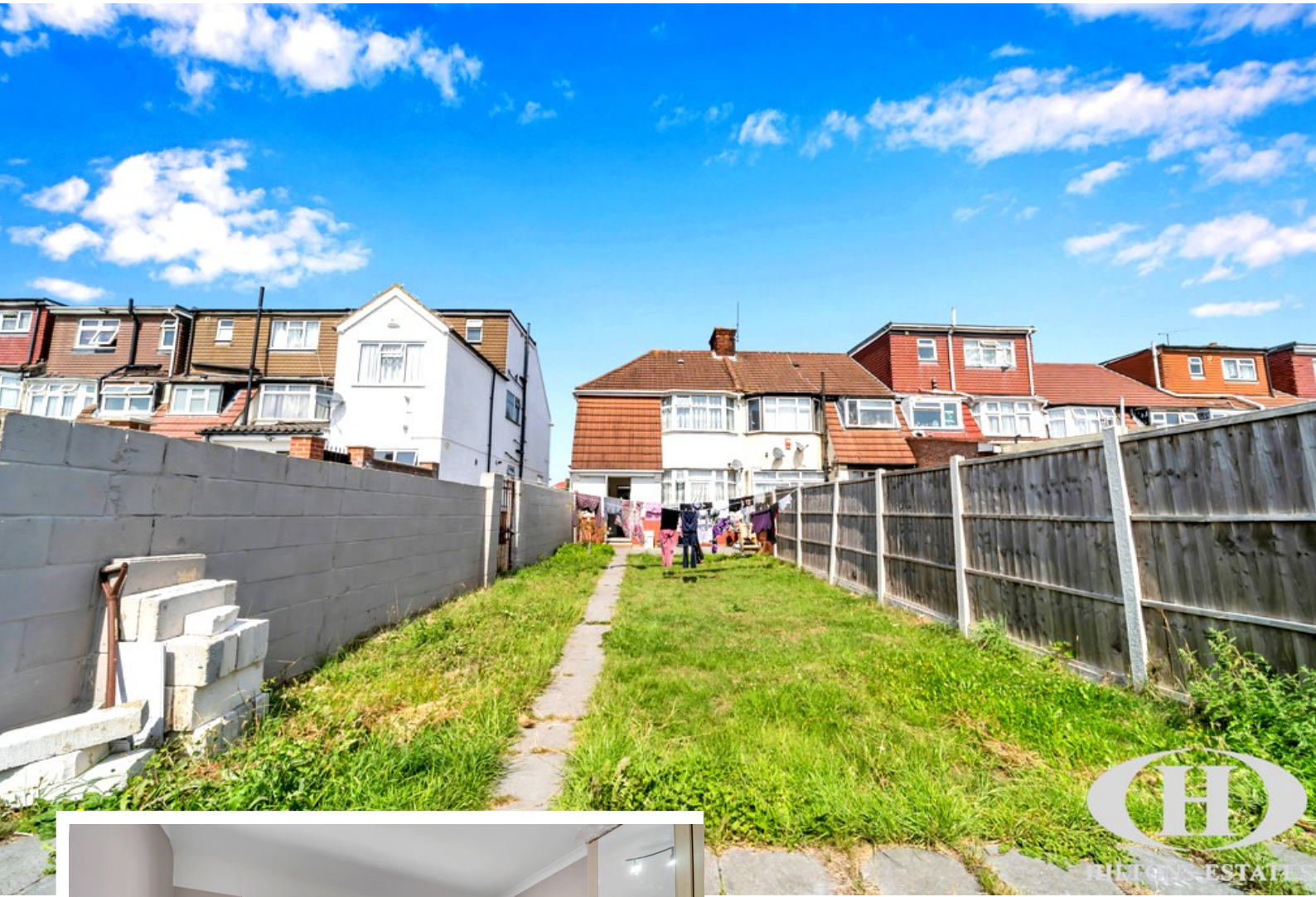
-  End-of-terrace home with self-contained 2-bed annex
-  Main house: 3 bedrooms, 2 reception rooms, family bathroom
-  Fitted kitchen + porch & entrance hallway
-  Annex: open-plan living/kitchen/dining, shower room, 2 large bedrooms

**Offers In Region Of £625,000**

EPC Rating 'TBC'







## Property Description

Hiltons Estates proudly presents this exceptional end-of-terrace property with a self-contained rear annex, ideally located in the heart of UB1, Southall.

The main house offers a porch and entrance hallway, two spacious reception rooms, and a fitted kitchen. Upstairs features two generous double bedrooms, a single bedroom, and a family bathroom.

The rear annex provides an open-plan living/kitchen/dining area, shower room, and two well-proportioned bedrooms – perfect for extended family, guests, or rental income.

Externally, the garden is laid to lawn, offering a relaxing outdoor space. There is also potential to extend or develop further (STPP), adding even more value to this versatile home.

Situated within walking distance of local amenities, restaurants, and shopping, with superb transport links including Crossrail – just 16 minutes to Oxford Street –





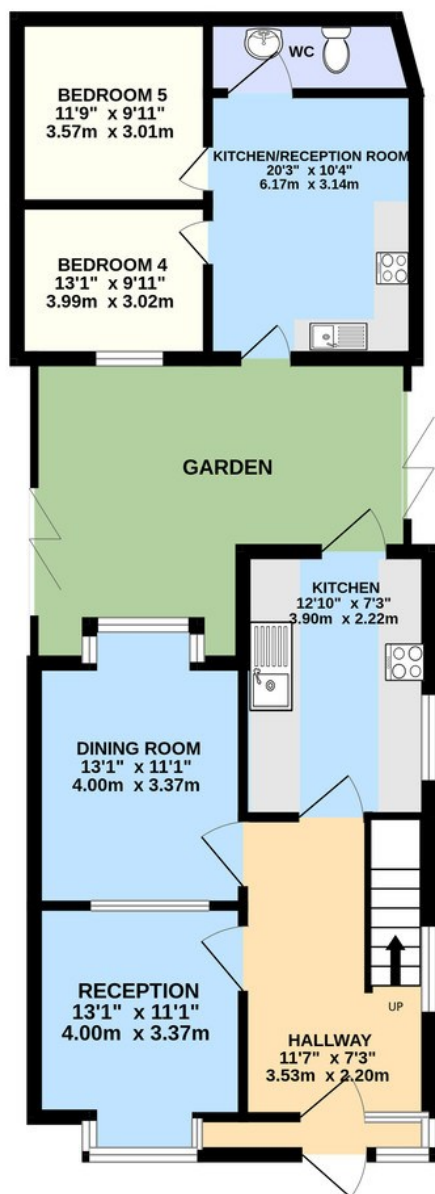


plus easy access to London, Heathrow, and major motorways.

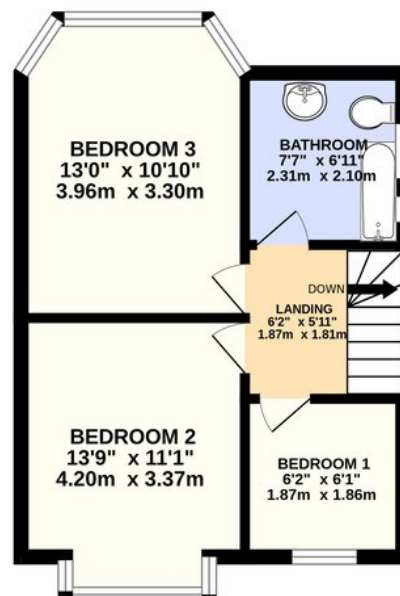
A rare and versatile opportunity – early viewings highly recommended.



GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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 ©2025

243 The Broadway  
Southall  
Middlesex  
UB1 1NF

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Rajneev@hiltons-estates.com](mailto:Rajneev@hiltons-estates.com)  
02085 741 999

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