

FOR SALE · THREE-BEDROOM HOUSE

West End Road

Southall, Middlesex, UB1 1JL

OFFERS IN REGION OF

£559,950

HILTONS ESTATES

3	2	1,077	Freehold
BEDROOMS	BATHROOMS	SQ FT	TENURE

The Property

WEST END ROAD, SOUTHALL · UB1 1JL

Freehold Three-Bedroom Home with Huge Potential in Southall (UB1)

Hiltons Estates are pleased to bring to market this Freehold home on West End Road, Southall UB1 – offering fantastic potential to extend and add value (STPP).

The property is in fair condition and comprises an entrance hallway, a spacious through lounge, fully fitted kitchen, shower room, and access to a rear garden. Upstairs offers three well-proportioned double bedrooms and a family bathroom.

Ideally located within walking distance of Southall Broadway, Southall Crossrail Station, bus stops, and places of worship, this property is perfectly placed for families, commuters, and investors.

A superb opportunity with huge potential – early viewings highly recommended!

KEY FEATURES

- Freehold property in Southall UB1
- Three well-proportioned double bedrooms
- Spacious through lounge (approx. 25'6")
- Fitted kitchen with dining area
- Ground floor shower room & first floor family bathroom
- Approx. 1,077 sq ft over two floors
- Huge potential to extend & develop (STPP)
- Walk to Southall Broadway & Elizabeth Line station



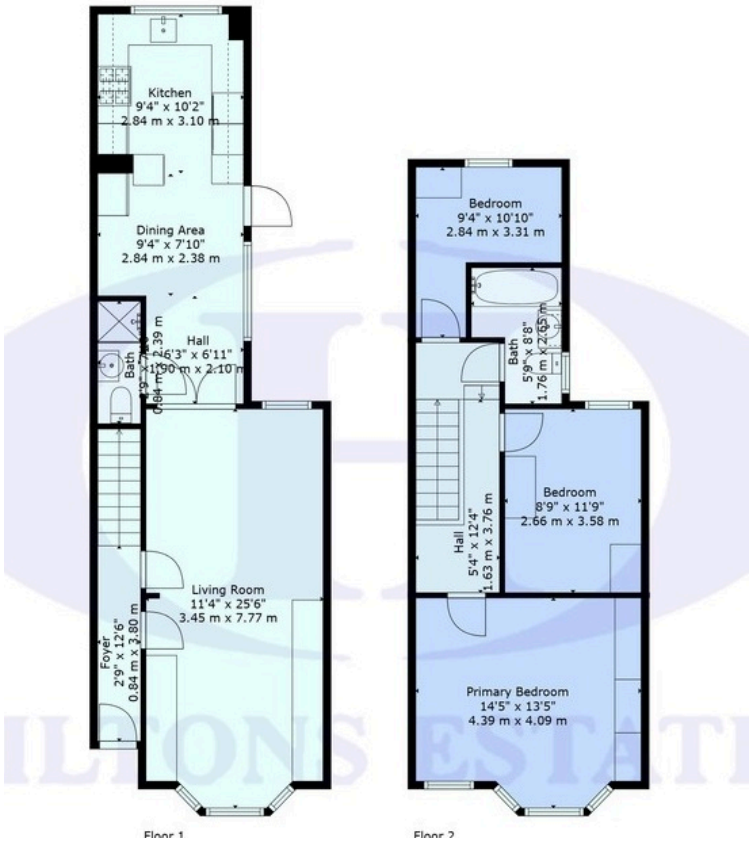
REAR GARDEN



REAR GARDEN & REAR ASPECT

Floor Plan & Dimensions

WEST END ROAD · APPROX. 1,077 SQ FT



Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Living Room	11'4" × 25'6"
Kitchen	9'4" × 10'2"
Dining Area	9'4" × 7'10"
Hall	6'3" × 6'11"
Foyer	2'9" × 12'6"

FIRST FLOOR

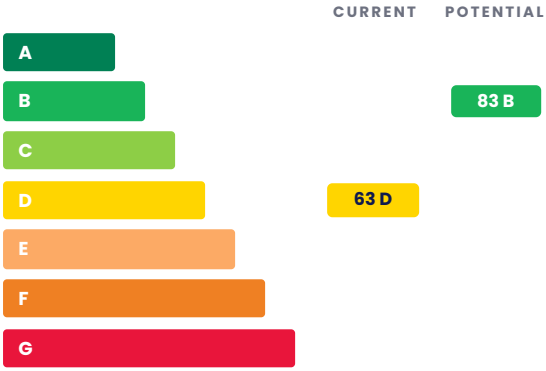
Primary Bedroom	14'5" × 13'5"
Bedroom	9'4" × 10'10"
Bedroom	8'9" × 11'9"
Bathroom	5'9" × 8'8"
Landing	5'4" × 12'4"

Ground Floor	580 sq ft / 54 m²
First Floor	497 sq ft / 46 m²
Total (incl. walls)	1,077 sq ft / 100 m²

Further Information

WEST END ROAD, SOUTHALL · UB1 1JL

ENERGY PERFORMANCE





FRONT ELEVATION

KEY INFORMATION

Accommodation Entrance hallway · through lounge · fitted kitchen with dining area · ground floor shower room · three double bedrooms · family bathroom

Floor Area approx. 1,077 sq ft / 100 m² over two floors · **Tenure** Freehold · **EPC** D (63), potential B (83)

Condition Fair condition, offering an excellent opportunity to add value, with huge potential to extend and develop (STPP).

Location Within walking distance of Southall Broadway, Southall Elizabeth Line station, bus stops and places of worship.

Arrange a Viewing

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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.