





Hiltons Estates is pleased to present this extended, freehold three-bedroom home on the highly sought-after Balfour Road, Southall, UB2.

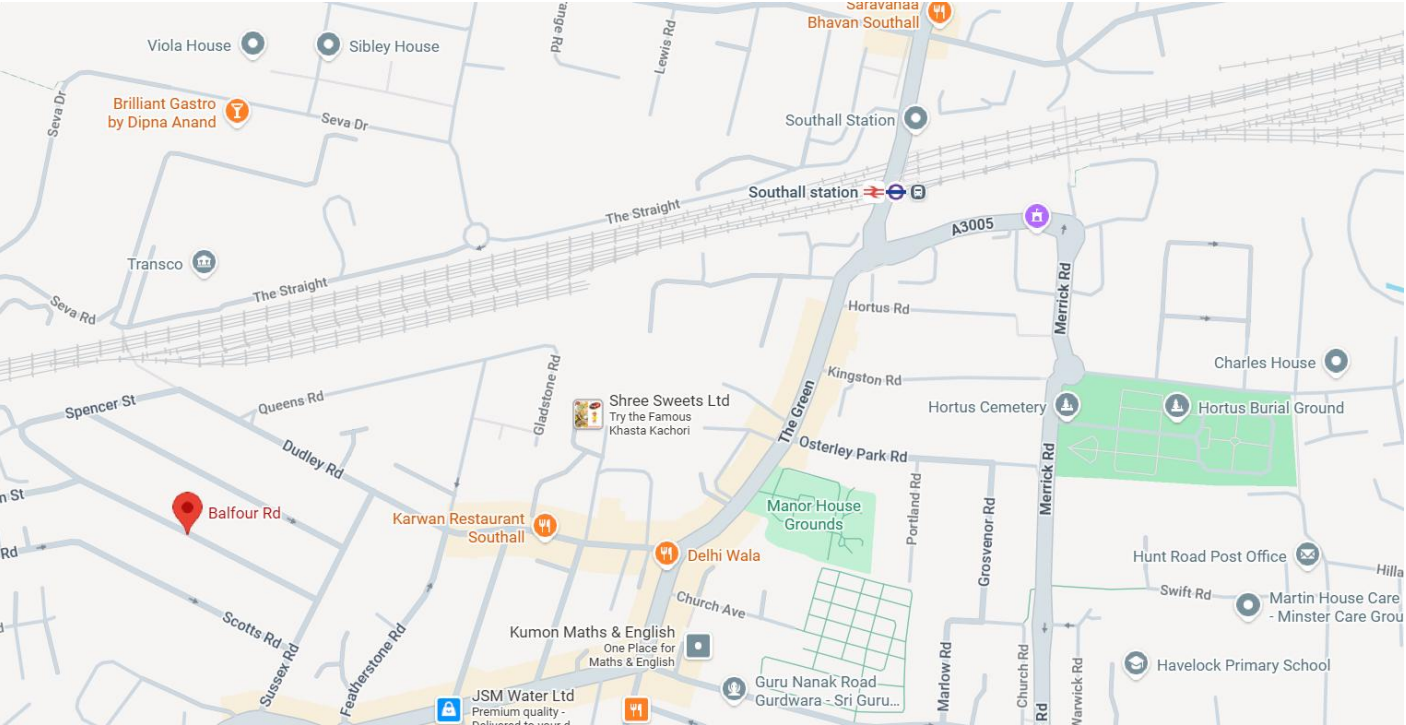
The property offers a spacious ground floor with a large lounge, kitchen, versatile dining area, and family bathroom. Upstairs, there are three double bedrooms, providing ample space for family living. While the home is in fair condition, it offers excellent potential for modernisation and personalisation, allowing buyers to add significant value.

Situated on a desirable road, the property benefits from nearby shops, schools, and local amenities, with convenient bus links and Southall Station within easy reach.

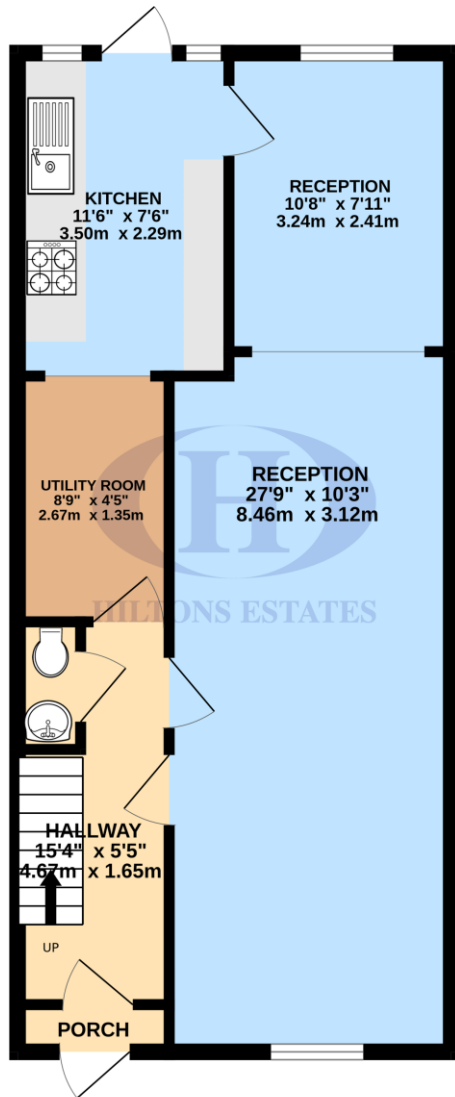
This home presents a fantastic opportunity for families or investors looking to create a modern, comfortable property in a popular location. Viewings are highly recommended!



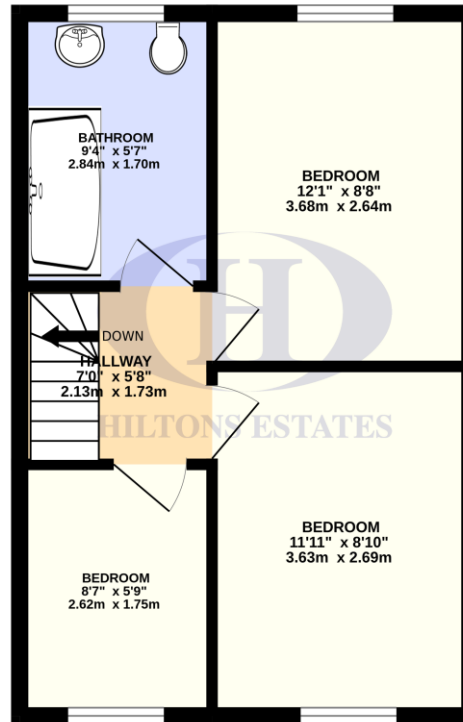
- Extended, freehold three-bedroom home
- Spacious lounge with plenty of natural light
- Kitchen and dining area – ideal for modernisation
- Ground floor family bathroom
- Three large double bedrooms upstairs



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |