



HILTONS ESTATES

16 Abbots Road
 , Southall, UB1 1HT

-  Prime Southall Broadway location near shops, schools & Elizabeth Line
-  3 spacious bedrooms with fitted wardrobes
-  2 bathrooms – family bath

Offers In Region Of £635,000

EPC Rating '55'





Property Description

Charming 3-Bedroom Terrace with Loft Potential – Prime Southall Broadway Location

Ideally positioned just moments from vibrant Southall Broadway, this well-maintained three-bedroom terraced home offers generous living space and excellent potential to extend (STPP). Upstairs features three spacious bedrooms with fitted wardrobes, a modern family bathroom, and loft access offering future development scope. The ground floor boasts two bright reception rooms, a fully fitted kitchen, a conservatory, and an additional shower room for added convenience. Outside, enjoy a beautifully kept rear garden, a brick-built outbuilding, and a paved front garden. Additional features include gas central heating and double glazing throughout.

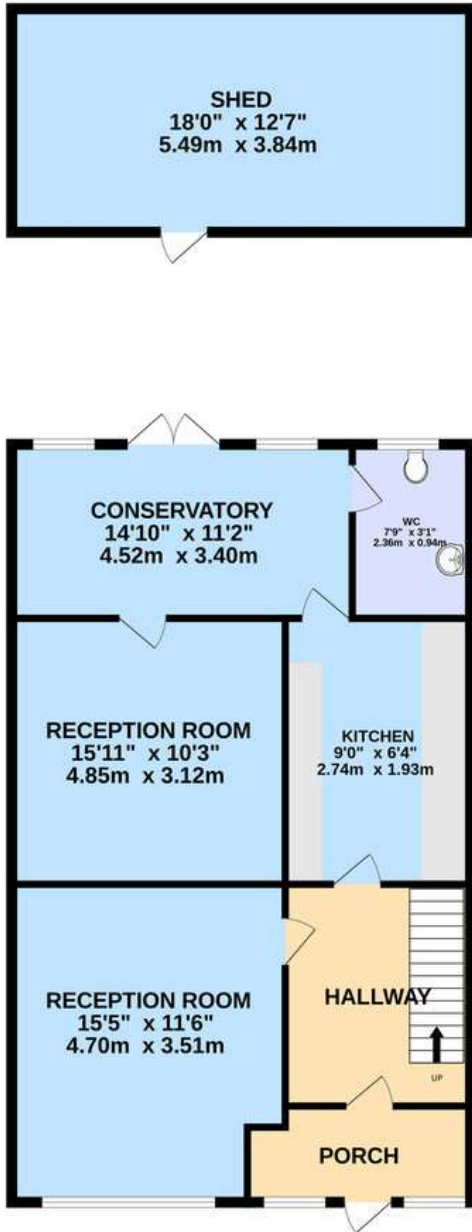
Located within walking distance to Southall Station (Elizabeth Line), local schools, and Broadway shops, with excellent access to public transport and major road links.

An ideal choice for families, investors, or those seeking space and potential in a thriving area.

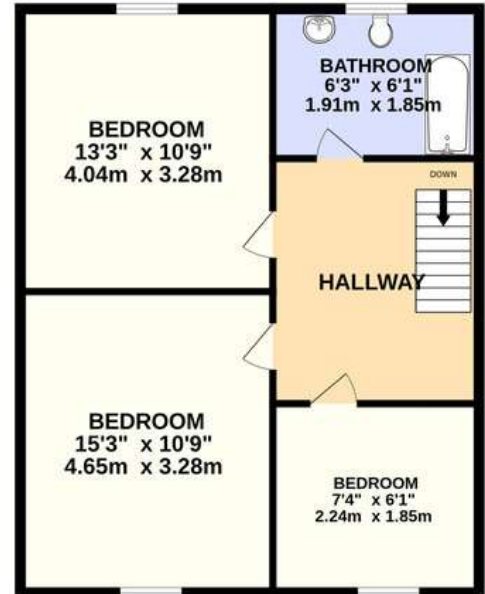


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	86 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (191.9 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.
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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