



FOR SALE · MID-TERRACE HOUSE

Florence Road

SOUTHALL, LONDON

Offers in Region of £494,950



4

BEDROOMS

1

BATHROOM

1,270

SQ FT

D

EPC RATING

A refurbished and substantially extended four-bedroom family home arranged over three floors, offering spacious and versatile accommodation throughout. The property benefits from a loft conversion, a generous rear extension, side access and a rear garage, making it ideal for growing families. Internally, it features a modern fitted kitchen, a converted utility room and a stylish first-floor family bathroom, with further potential to create an additional ground floor bathroom/WC (STPP).

Ideally located close to Central Southall, residents can enjoy a fantastic range of local shops, supermarkets, cafés and restaurants, as well as well-regarded schools nearby. Southall Station (Elizabeth Line) is within easy reach, providing fast and convenient access to Central London, Heathrow Airport and beyond, making this an excellent choice for both families and commuters.

KEY FEATURES

- Refurbished & substantially extended
- Versatile living over three floors
- Loft conversion & generous rear extension
- Modern fitted kitchen & utility room
- Stylish first-floor family bathroom
- Rear garage, side access & scope for G/F WC (STPP)



RECEPTION ROOM



RECEPTION – REAR ASPECT



FITTED KITCHEN



ENTRANCE HALLWAY



REAR GARDEN & EXTENSION



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



LOFT ROOM



FAMILY BATHROOM



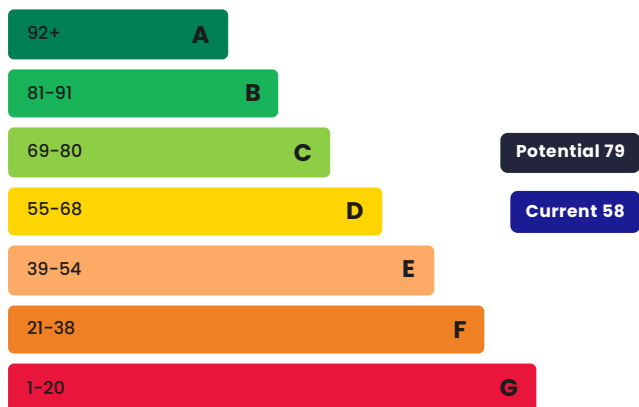
REAR GARAGE

Floor Plan & Information

FLORENCE ROAD · SOUTHALL

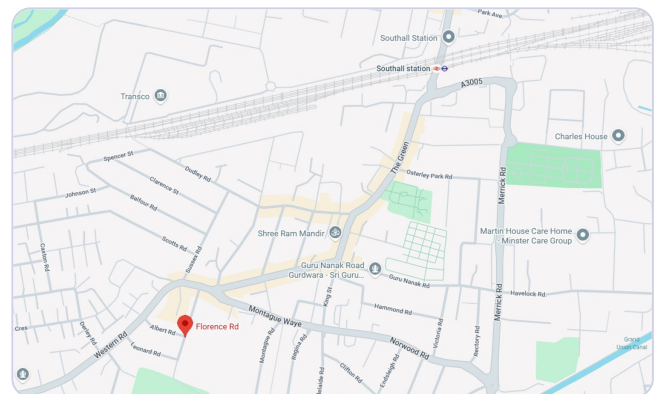


ENERGY EFFICIENCY



Current rating D (58) · Potential rating C (79). Higher scores mean lower running costs.

LOCATION



FLORENCE ROAD, SOUTHALL · MOMENTS FROM
SOUTHALL STATION (ELIZABETH LINE)

ARRANGE A VIEWING

Hiltons Estates – Western Road

137 Western Road, Southall UB2 5HN

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Your agent: Harvin Virk

Agents Note: These particulars are for guidance only and their accuracy is not guaranteed. They do not form part of any contract or offer. Measurements and floor areas are approximate. Services, appliances and fittings have not been tested. Prospective purchasers should satisfy themselves by inspection or otherwise.