







Hiltons Estates is pleased to present this extended, freehold three-bedroom home on the highly sought-after Montague Way, 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. The rear garden benefits from side access and a detached garage ideal for storage/ office use or gym. While the home is in very good condition, it offers excellent potential for further personalisation, allowing buyers to add significant value.

Situated on a desirable and central 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!



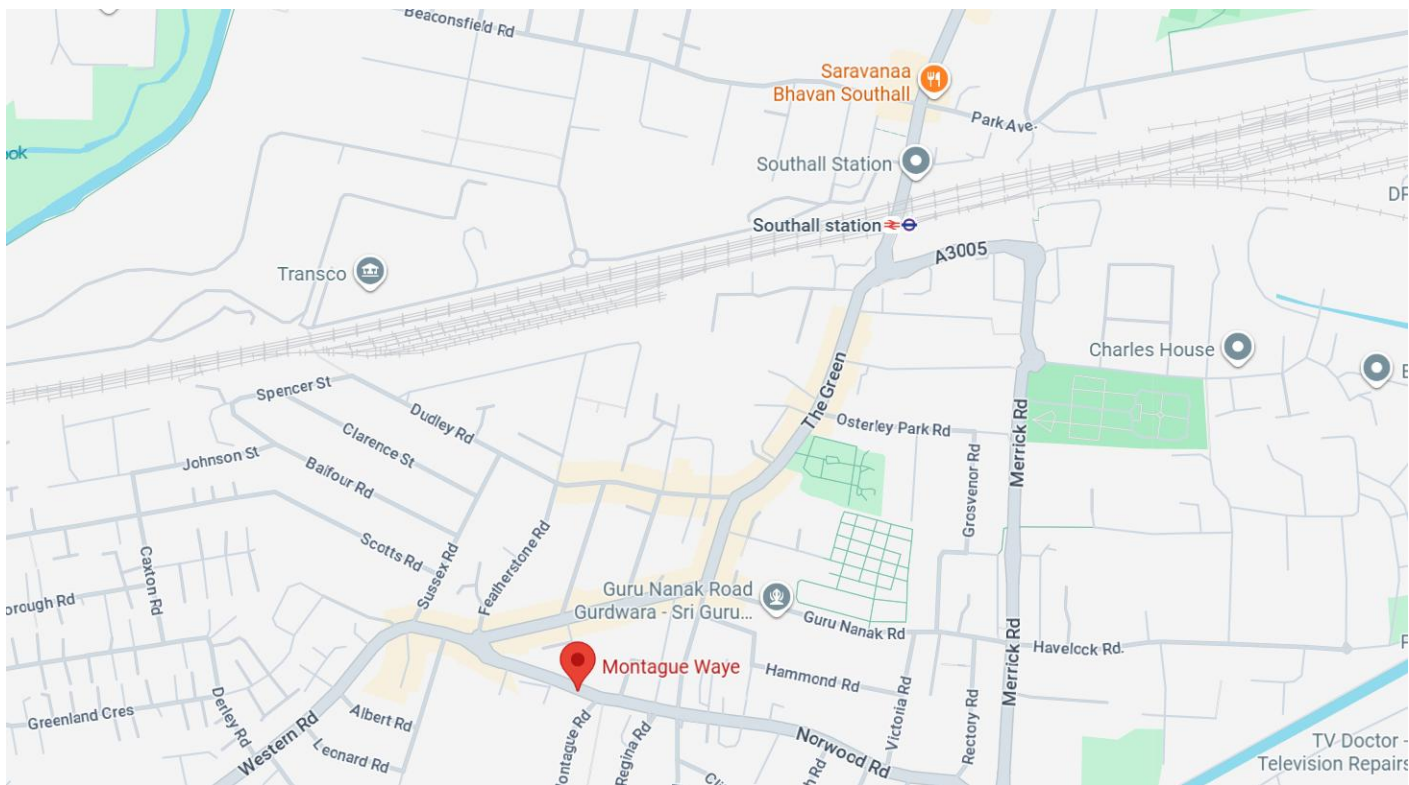
Extended 3-bed freehold home on Montague Way, Southall (UB2).

Large lounge, kitchen, dining area, and family bathroom.

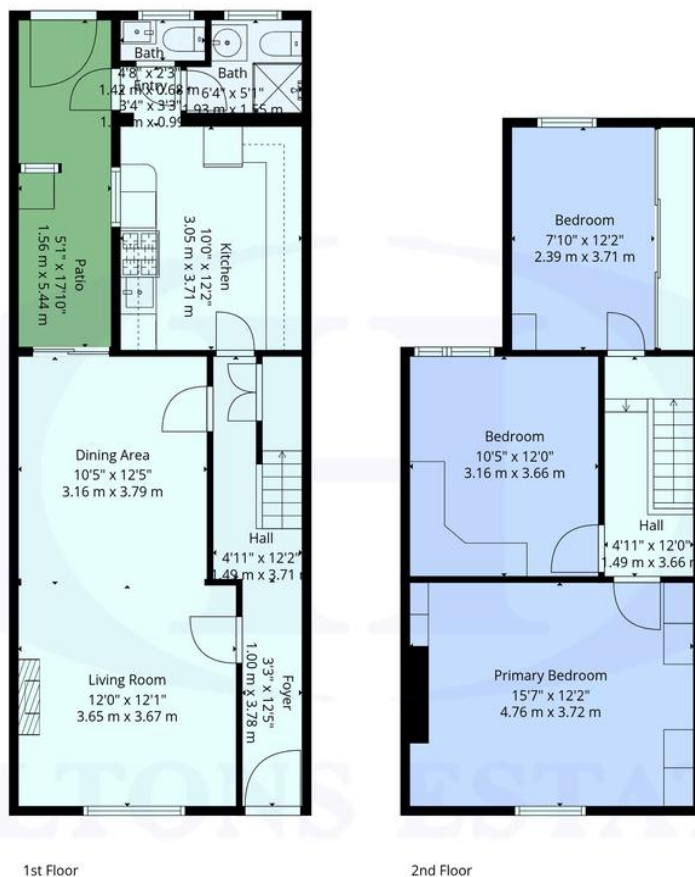
Three double bedrooms upstairs.

Rear garden with side access and detached garage.

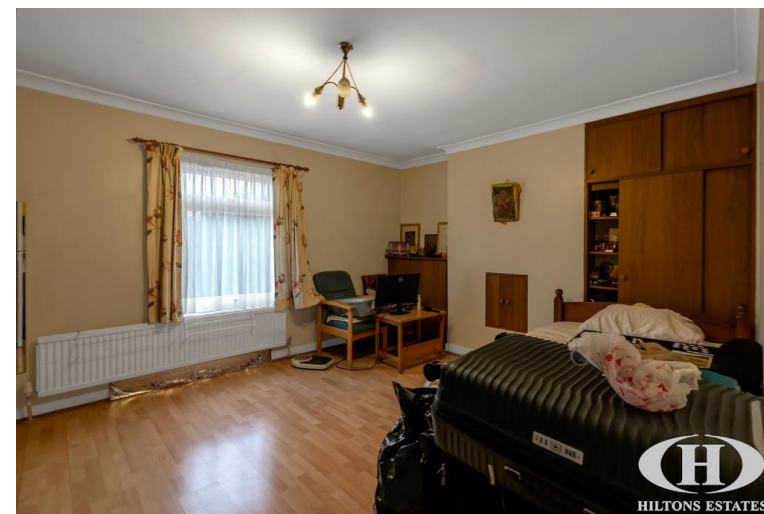
Great condition with scope to add value; close to amenities and transport.







**TOTAL: 1075 sq. ft, 100 m2**  
 1st floor: 567 sq. ft, 53 m2, 2nd floor: 508 sq. ft, 47 m2  
 EXCLUDED AREAS: PATIO: 90 sq. ft, 8 m2, WALLS: 87 sq. ft, 9 m2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

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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 are 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.