





Situated on the sought-after Ascot Gardens in Southall, this extended three-bedroom end-of-terrace home offers generous living space, excellent versatility, and exciting future potential. The property benefits from a substantial rear and side extension, creating a spacious kitchen diner ideal for modern family living and entertaining. Additional ground floor space includes a separate utility/study area, adding flexibility for home working or everyday practicality. Upstairs, there are three well-proportioned bedrooms and a total of two bathrooms, making the layout highly functional for families.

Externally, the home enjoys the advantage of side access leading to a private rear garden. A large, purpose-built garage has also been added, presenting a fantastic opportunity for further development (subject to planning permission), whether as an annex, workspace, or additional living accommodation. Off-street parking for two cars adds further convenience.

This property is located just off Lady Margaret Road, a very popular residential area known for its strong community feel and accessibility. Residents benefit from a wide range of local amenities including shops, supermarkets, cafes, and restaurants, all within easy reach. Well-regarded schools and green open spaces are also nearby, making it an attractive choice for families. Transport links are excellent, with easy access to Southall station (Elizabeth Line), providing fast and direct connections into Central London, Heathrow Airport, and beyond. Multiple bus routes and convenient road links via the A40 and M4 further enhance connectivity.

Offering generous space, practical features, and significant scope to add value, this is a fantastic opportunity in a highly desirable West London location.

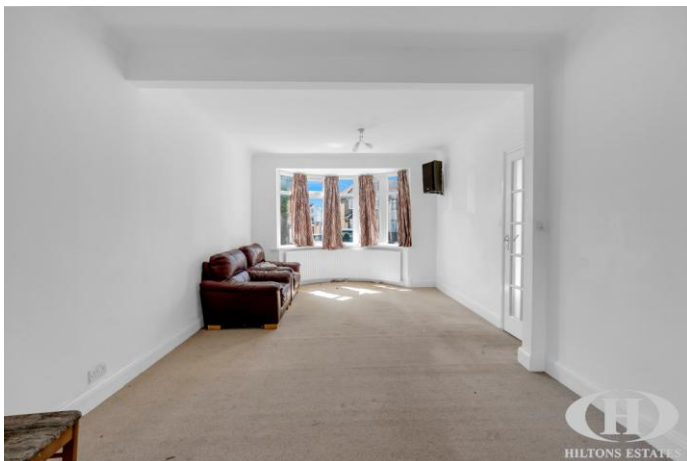
**Extended three-bedroom end-of-terrace home**

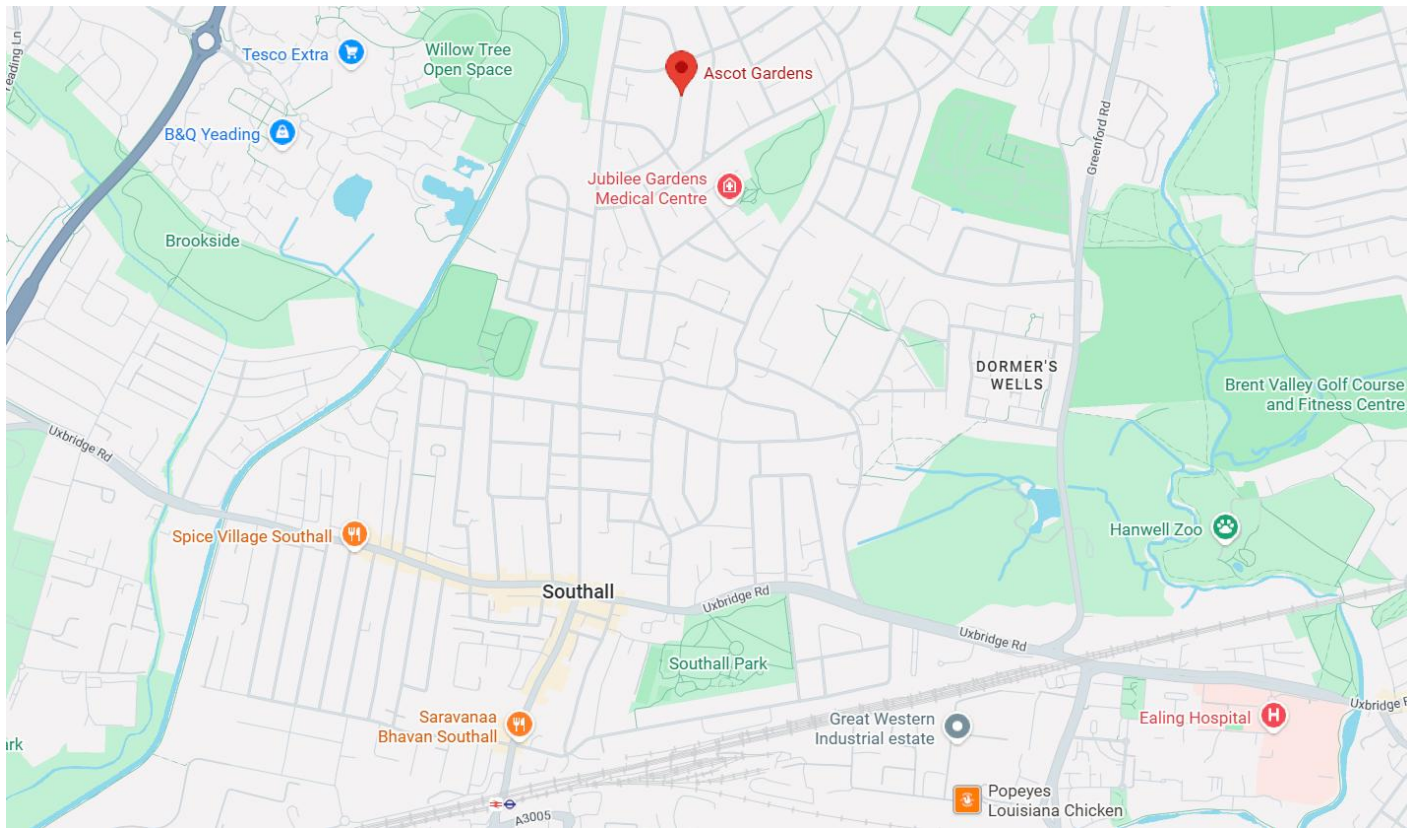
**Spacious kitchen diner plus utility/study**

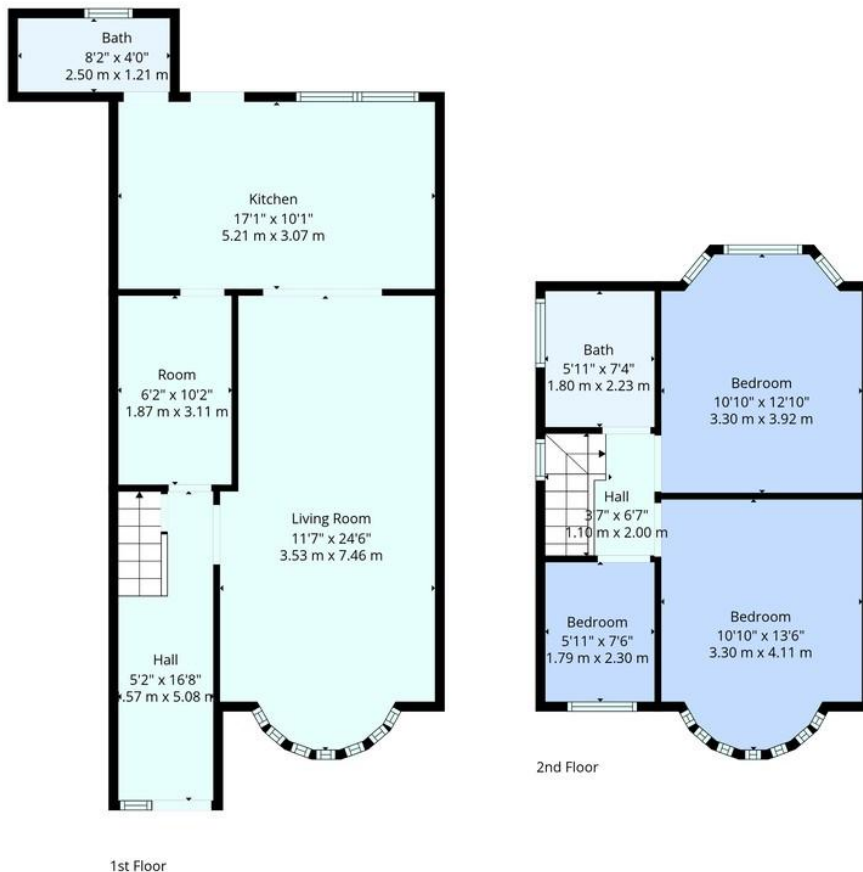
**Two bathrooms and well-proportioned rooms**

**Large garage with development potential (STPP)**

**Off-street parking for two cars and side access to garden**







1st Floor

2nd Floor

**Total: 1036 sq. Ft, 96 m2**  
 1st Floor: 629 sq. Ft, 58 M2, 2nd Floor: 407 sq. Ft, 38 m2  
 Excluded Areas: Walls: 91 sq. Ft, 9 m2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 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

Hiltons Estates, 137 Western Road  
 Southall, UB2 5HN

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
 email: [harvin@hiltons-estates.com](mailto:harvin@hiltons-estates.com)  
 0208 867 9555 / 07961 527301

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