



FOR SALE • TERRACED HOUSE

Western Road

Southall, Middlesex, UB2 5JU

OFFERS IN REGION OF

£429,950



2

BEDROOMS

1

BATHROOM

672

SQ FT

Terraced

PROPERTY TYPE

The Property

WESTERN ROAD, SOUTHALL · UB2 5JU

Hiltons Estates are pleased to present this well-presented two-bedroom terraced home in a popular residential location in Southall. Offering practical, well-proportioned accommodation throughout, the property is ideal for first-time buyers and investors alike.

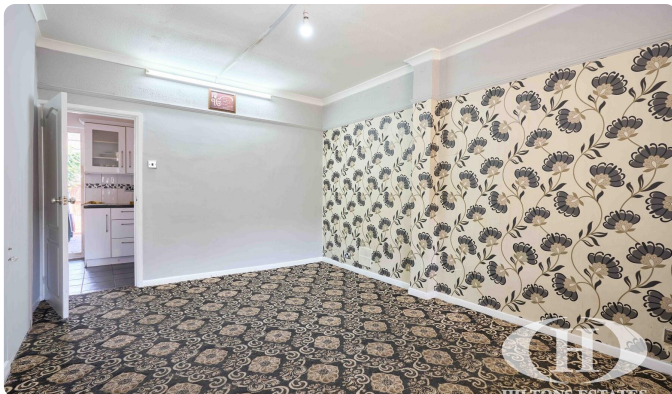
The ground floor comprises a welcoming reception room and a fitted kitchen, with access to a covered veranda patio. The first floor features two bedrooms and a family bathroom.

Outside, the property benefits from a covered veranda patio, ideal for outdoor dining and relaxing throughout the year.

Ideally positioned close to Southall town centre, with excellent access to local shops, schools, amenities and transport links. Early viewing is highly recommended.

KEY FEATURES

- Two Bedroom Terraced House
- Reception Room
- Fitted Kitchen
- Family Bathroom
- Covered Veranda Patio
- Close To Southall Town Centre
- Excellent Transport Links
- Ideal For First-Time Buyers & Investors



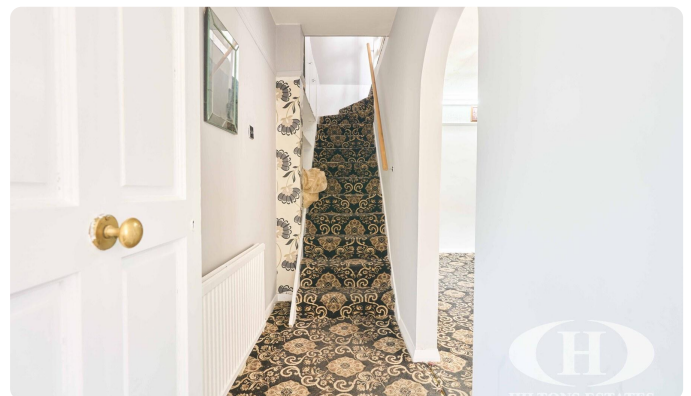
RECEPTION ROOM



KITCHEN



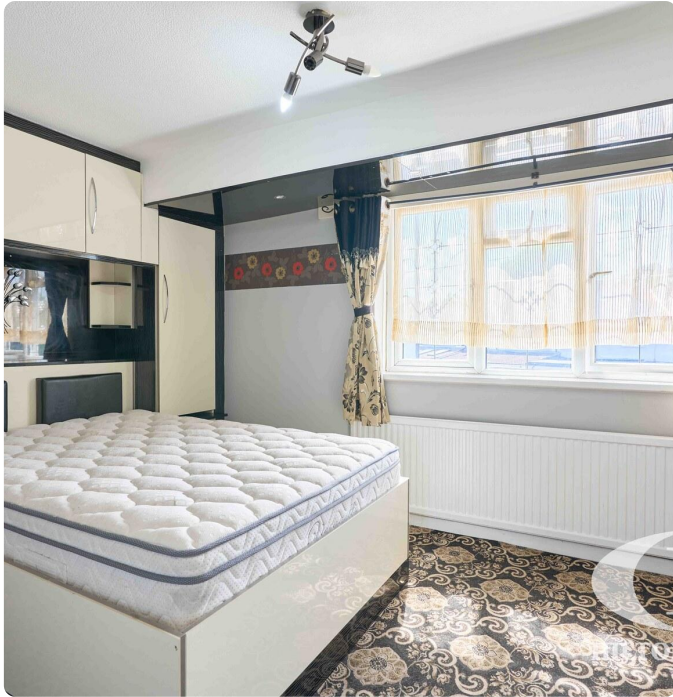
VERANDA PATIO



HALLWAY & STAIRS

Bedrooms & Bathroom

WESTERN ROAD, SOUTHALL · UB2 5JU



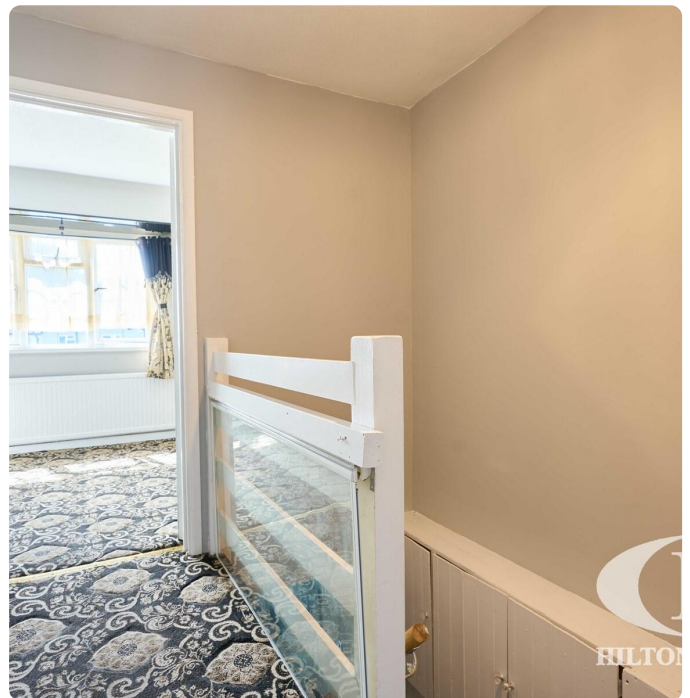
BEDROOM ONE



BEDROOM TWO



BATHROOM



LANDING

Outside

WESTERN ROAD, SOUTHALL · UB2 5JU



VERANDA PATIO



REAR ELEVATION

Floor Plan & Dimensions

WESTERN ROAD · APPROX. 672 SQ FT



Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Reception	15'9" x 10'11"
Kitchen	14'8" x 6'4"
Veranda Patio	14'8" x 10'0"

FIRST FLOOR

Bedroom One	14'8" x 8'11"
Bedroom Two	13'2" x 7'5"
Bathroom	7'3" x 6'8"

Ground Floor	349 sq ft / 32.4 m²
First Floor	323 sq ft / 30.0 m²
Total	672 sq ft / 62.4 m²

Further Information

WESTERN ROAD, SOUTHALL · UB2 5JU



FRONT ELEVATION

KEY INFORMATION

Accommodation Reception room · fitted kitchen · two bedrooms · family bathroom

Floor Area approx. 672 sq ft / 62.4 m² — ground floor 349 sq ft, first floor 323 sq ft · **Type** Terraced house ·

EPC To be confirmed

Outside Covered veranda patio. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
243 The Broadway,
Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.