



Abbotts Road | Southall | UB1 1HT

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.

£635,000

HILTONS ESTATES