



FOR SALE • SEMI-DETACHED HOUSE

22 Lawson Road

Southall • UB1 2XW

OFFERS IN REGION OF

£469,000

HILTONS

ESTATES

3

BEDROOMS

1

BATHROOM

776

SQ FT

Semi-Detached

PROPERTY TYPE

The Property

LAWSON ROAD, SOUTHALL

Hiltons Estates are delighted to present this superb three-bedroom semi-detached freehold home on Lawson Road, Southall, offering generous family accommodation, driveway parking and excellent potential to extend to the rear and loft (subject to planning permission). The property features a spacious reception room, a well-appointed fitted kitchen, two double bedrooms, a well-sized single bedroom, and a family bathroom.

Outside, the property benefits from a private garden, patio and a versatile outbuilding with shower room, ideal as a home office, gym or studio. Ideally located close to local schools, Southall Broadway, shops and amenities, with Southall Elizabeth Line station providing fast connections to Central London and Heathrow. A fantastic family home and investment opportunity with superb transport links and exciting future potential.

KEY FEATURES

- Three Bedroom Semi-Detached Home
- Driveway Parking
- Potential to Extend, STPP
- Private Garden & Patio
- Outbuilding with Shower Room
- Close to Southall Elizabeth Line Station



RECEPTION ROOM



KITCHEN / DINING AREA



KITCHEN



ENTRANCE HALL

Bedrooms, Bathroom & Garden

LAWSON ROAD, SOUTHALL



PRIVATE REAR GARDEN



BEDROOM ONE



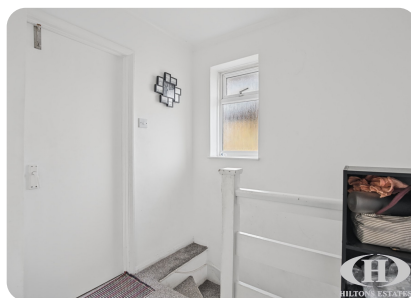
BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



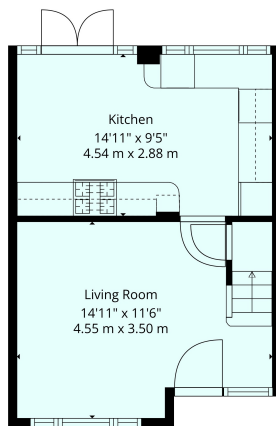
LANDING



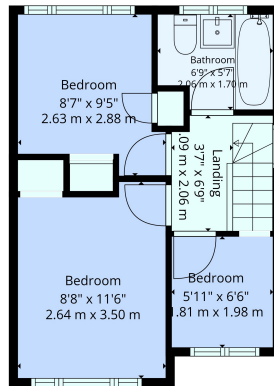
OUTBUILDING

Floor Plan & Information

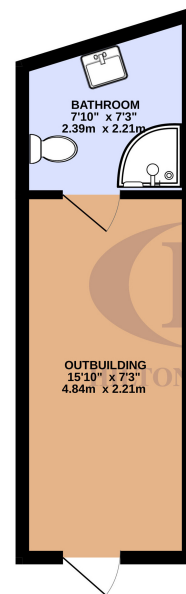
LAWSON ROAD, SOUTHALL · APPROX. 776 SQ FT



1st Floor



2nd Floor



OUTBUILDING · 164 SQ FT / 15.2 M²



*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 be relied upon for information only. Legal or mortgage purposes. We recommend all interested parties carry out their own inspections and measurements.

Total: 612 sq. Ft. 56 m²
1st Floor: 306 sq. Ft. 28 M², 2nd Floor: 306 sq. Ft. 28 m²
Excluded Areas: Walls: 57 sq. Ft. 6 m²

1ST & 2ND FLOOR · 612 SQ FT / 56 M²

KEY INFORMATION

Accommodation Three bedrooms · Family bathroom · Living room · Fitted kitchen

Floor Area Main house approx. 612 sq ft / 56 m² plus outbuilding approx. 164 sq ft / 15.2 m² — 776 sq ft / 71.2 m² combined

Type Semi-Detached · **EPC Rating** Current 62 (D) · Potential 87 (B)

Outside Private rear garden, patio, driveway parking and a versatile outbuilding with shower room

Arrange a Viewing

Hiltons Estates

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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, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty whatever in relation to this property. Measurements are approximate and taken from the floor plan for guidance purposes only.