



FOR SALE • MID-TERRACED HOUSE

Florence Road

Southall, UB2 5HX

ASKING PRICE

£549,950



HILTONS ESTATES

4/5

BEDROOMS

3

BATHROOMS

1,461

SQ FT

D

EPC RATING

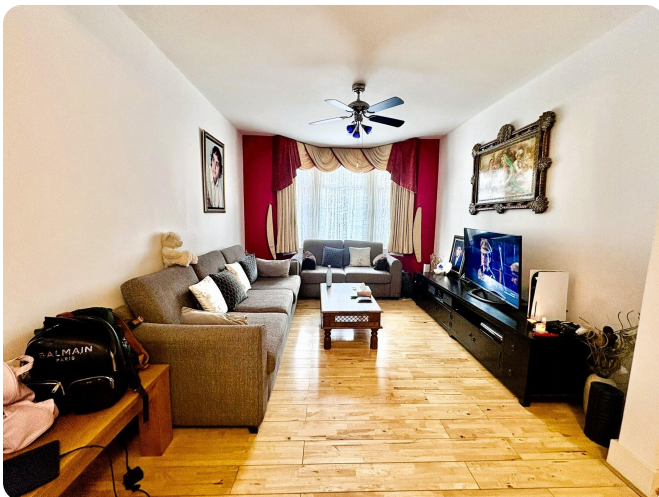
An impressive 4/5 bedroom family home offering spacious and versatile accommodation throughout, having been newly refurbished and finished to a high standard.

The property benefits from all double bedrooms, three modern bathrooms and a rear garden annexe, making it ideal for larger or growing families. The ground floor features an extended through lounge, a brand-new modern kitchen and a bright, airy utility room with Velux windows, providing excellent space for laundry and storage. Upstairs are three generous double bedrooms and a further newly fitted family bathroom. The rear garden annexe provides additional versatile space, ideal for a home office, gym or guest accommodation.

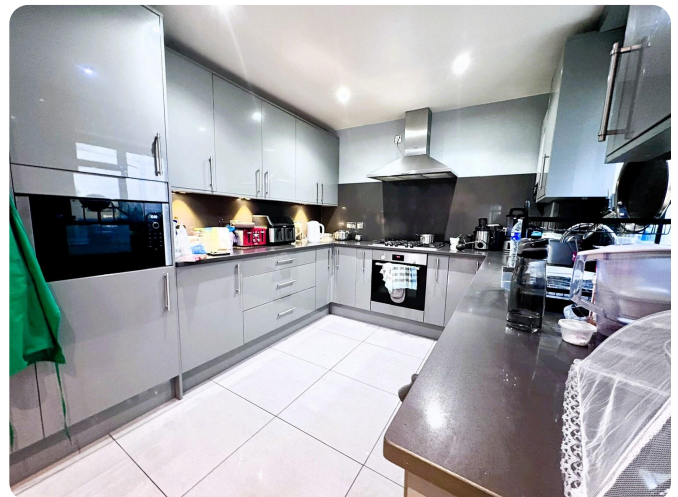
The property also benefits from side access with a separate rear entry, providing excellent convenience and access to the garden and annexe. Both the front and rear gardens have been concreted and tiled for easy maintenance. Ready to move into immediately, this is an ideal family home in a convenient Southall location, close to local amenities, schools and excellent transport links including Southall's Elizabeth Line station.

KEY FEATURES

- 4/5 double bedroom family home
- Newly refurbished kitchen & 3 bathrooms
- Extended through lounge & bright utility room
- Rear garden annexe with separate rear access
- Easy-maintenance front & rear gardens
- Close to Southall Elizabeth Line station



THROUGH LOUNGE



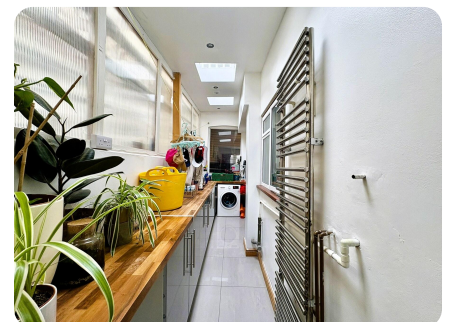
KITCHEN



DINING AREA



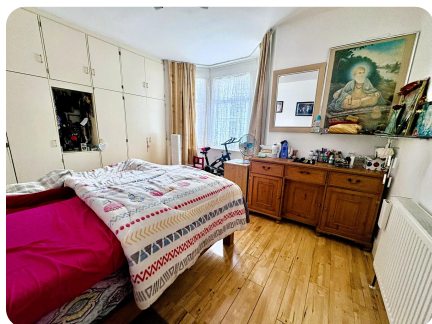
KITCHEN



UTILITY ROOM



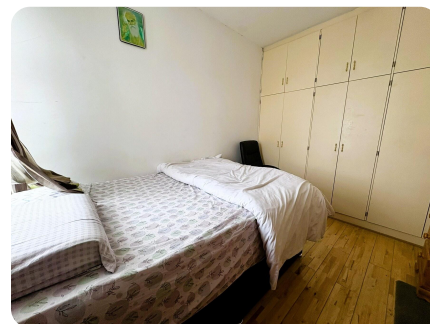
REAR GARDEN & ANNEXE



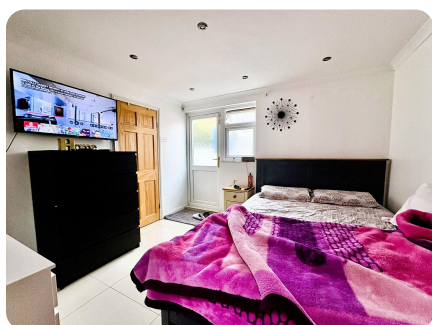
BEDROOM ONE



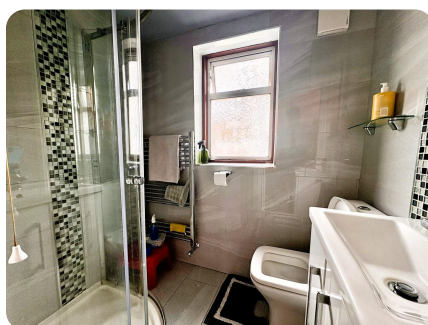
BEDROOM TWO



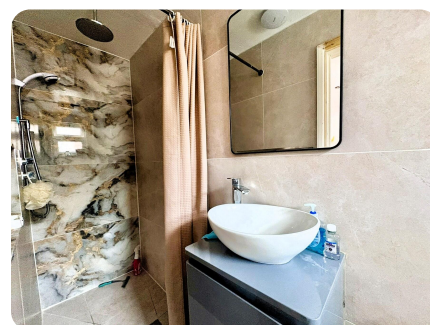
BEDROOM THREE



GROUND FLOOR BEDROOM



FAMILY BATHROOM



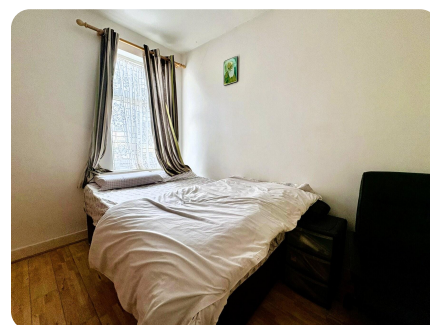
SHOWER ROOM



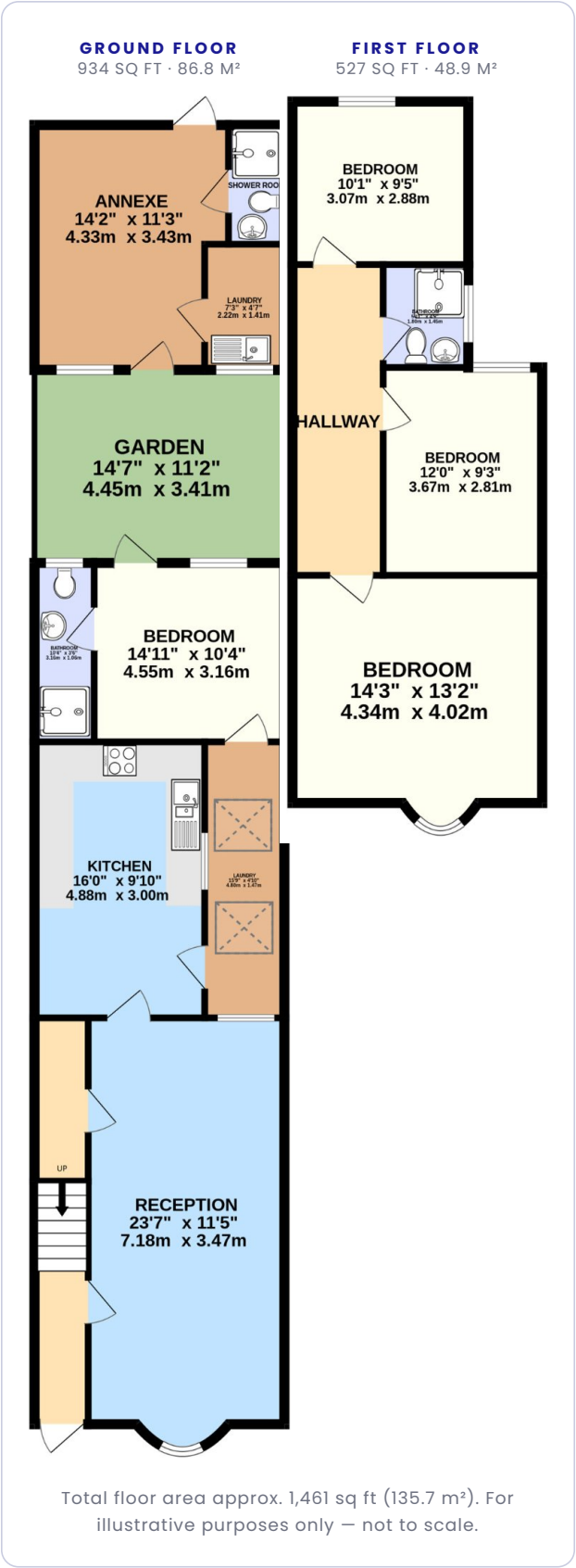
ANNEXE



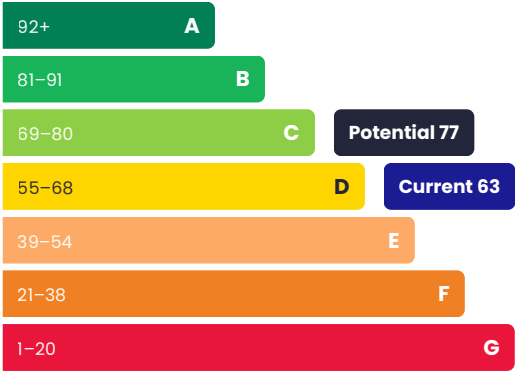
ANNEXE KITCHENETTE



BEDROOM THREE



ENERGY PERFORMANCE



Energy efficiency rating Environmental impact: 55 current · 71 potential

ARRANGE A VIEWING

Harvin

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AGENTS NOTE

These particulars are provided for guidance purposes only and do not form part of any offer or contract. All measurements, floor areas and distances are approximate. Services, systems and appliances have not been tested and no warranty is given as to their condition or operability. Photographs are for illustration only and fixtures or furnishings shown may not be included in the sale. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement before entering into any commitment.