



FOR SALE • FREEHOLD MID-TERRACE HOUSE

Florence Road

Southall • UB2 5HX

Offers in Region of

£549,950



HILTONS ESTATES

3 + 1
BEDROOMS

3
SHOWER ROOMS

1,461
SQ FT

D
EPC RATING

DESCRIPTION

A spacious freehold three-bedroom mid-terraced home offering generous and versatile accommodation across two floors, together with a brick-built rear garden annexe with shower room. The ground floor comprises a large living room, kitchen and additional bedroom/study with en-suite shower room, while the first floor offers three double bedrooms and a family bathroom. The rear garden and annexe provide excellent flexibility for guests, home working or additional living space, and there is excellent potential to extend into the loft, subject to the necessary planning consents (STPP).

Ideally located within walking distance of local shops, schools, amenities and transport links, with easy access to Heathrow, Central London, the M4 and M25. A fantastic opportunity for families, commuters and investors, offering substantial accommodation, excellent versatility and genuine scope to add value. Early viewing highly recommended.

KEY FEATURES

- Freehold mid-terrace house
- Three double bedrooms
- Ground floor bedroom/study with en-suite
- Brick-built annexe with shower room
- Large 23ft living room
- Loft extension potential (STPP)



RECEPTION ROOM

Kitchen, Bedrooms & Annexe

Florence Road, Southall UB2 5HX



DINING AREA



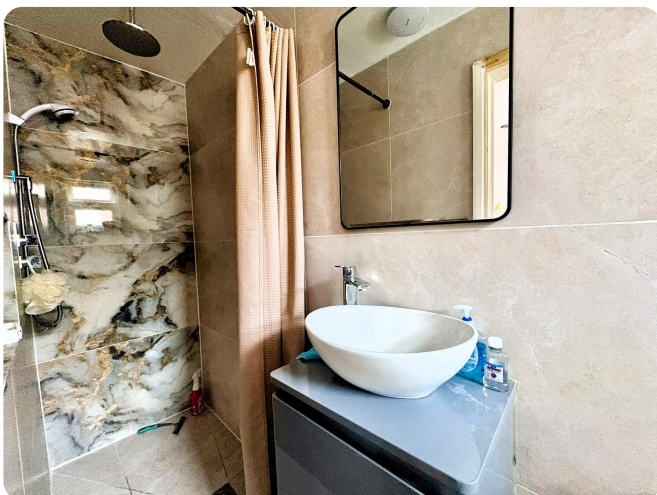
KITCHEN



PRINCIPAL BEDROOM



BEDROOM



SHOWER ROOM



REAR GARDEN & ANNEXE

Floor Plan & Information

Florence Road, Southall UB2 5HX



ACCOMMODATION

Ground Floor

Reception	23'7" x 11'5"
Kitchen	16'0" x 9'10"
Laundry	15'9" x 4'10"
Bedroom / Study	14'11" x 10'4"
En-Suite Shower Room	10'4" x 3'5"
Rear Garden	14'7" x 11'2"

First Floor

Bedroom	14'3" x 13'2"
Bedroom	12'0" x 9'3"
Bedroom	10'1" x 9'5"
Family Bathroom	—

Rear Annexe

Annexe Room	14'2" x 11'3"
Laundry / Kitchenette	7'3" x 4'7"
Shower Room	—

TENURE

Freehold

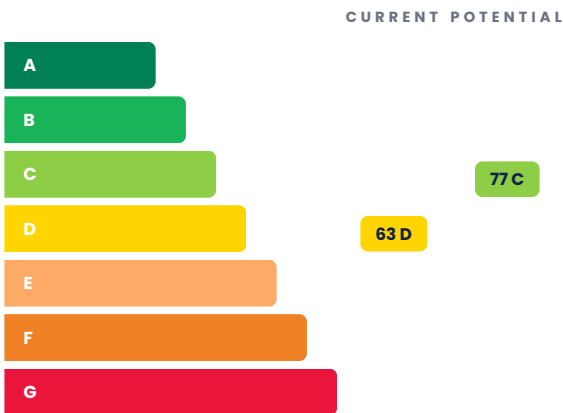
TOTAL FLOOR AREA

1,461 sq ft (135.7 m²)

LOFT

Extension Potential (STPP)

ENERGY PERFORMANCE



Arrange a Viewing

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