



FOR SALE • MID-TERRACE HOUSE

# Evelyn Grove

Southall, UB1

OFFERS IN REGION OF

**£579,950**



HILTONS ESTATES

**3**

BEDROOMS

**2**

BATH/SHOWER

**1,598**

SQ FT

**House**

PROPERTY TYPE

# The Property

EVELYN GROVE, SOUTHALL · UB1

A spacious 3-bedroom mid-terraced home in UB1, offering excellent potential for modernisation and improvement.

The ground floor features two reception rooms, an L-shaped open-plan kitchen/diner and shower room, while upstairs offers three spacious bedrooms and a family bathroom.

The private rear garden includes a two-room annex with shower room and utility area, providing excellent flexibility for extended family, guests or home working. A front driveway provides valuable off-street parking.

The property requires updating and modernisation, offering a fantastic opportunity to create a substantial family home and add value.

Conveniently located for local amenities, schools, transport links and Southall's Elizabeth Line, with easy access towards Central London and Heathrow.

## KEY FEATURES

- Three Bedroom Mid-Terrace House
- Two Reception Rooms
- L-Shaped Open-Plan Kitchen/Diner
- Two-Room Garden Annex With Shower Room
- Driveway Providing Off-Street Parking
- Excellent Potential For Modernisation



RECEPTION ONE



RECEPTION TWO



KITCHEN/DINER



GROUND FLOOR SHOWER ROOM

# Bedrooms & Annex

EVELYN GROVE, SOUTHALL · UB1

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BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



ANNEX ROOM



ANNEX UTILITY & KITCHENETTE

# Floor Plan & Dimensions

EVELYN GROVE • APPROX. 1,598 SQ FT



**Total: 1598 sq. Ft. 149 m2**  
1st Floor: 1008 sq. Ft. 94 M2, 2nd Floor: 416 sq. Ft. 39 M2, 3rd Floor: 174 sq. Ft. 16 m2  
Excluded Areas: Porch: 23 sq. Ft. 2 M2, Patio: 632 sq. Ft. 59 M2, Low Ceiling: 31 sq. Ft. 3 M2,  
Landing: 6 sq. Ft. 1 M2, Walls: 156 sq. Ft. 12 m2

Not to scale · main house & garden annex

## ROOM DIMENSIONS

|                    |                                |
|--------------------|--------------------------------|
| Living Room        | 11'11" x 13'0" (3.64m x 3.97m) |
| Reception          | 9'11" x 10'5" (3.03m x 3.18m)  |
| Kitchen            | 16'9" x 7'5" (5.11m x 2.25m)   |
| Dining Area        | 9'11" x 9'0" (3.02m x 2.75m)   |
| Bathroom           | 4'4" x 4'11" (1.32m x 1.49m)   |
| Hallway            | 7'1" x 13'5" (2.17m x 4.10m)   |
| Bedroom One        | 10'1" x 10'0" (3.08m x 3.06m)  |
| Bedroom Two        | 10'1" x 14'4" (3.08m x 4.36m)  |
| Bedroom Three      | 6'11" x 7'7" (2.12m x 2.32m)   |
| Family Bathroom    | 4'5" x 9'2" (1.35m x 2.80m)    |
| Annex Room One     | 9'10" x 14'4" (2.99m x 4.37m)  |
| Annex Room Two     | 9'10" x 9'3" (2.99m x 2.81m)   |
| Annex Shower Room  | 4'3" x 7'8" (1.29m x 2.33m)    |
| Annex Utility Area | 7'3" x 24'9" (2.21m x 7.54m)   |
| <b>Total</b>       | <b>1,598 sq ft / 149 m²</b>    |

# Further Information

EVELYN GROVE, SOUTHALL · UB1



REAR GARDEN & ANNEX

## KEY INFORMATION

**Accommodation** Two reception rooms · L-shaped open-plan kitchen/diner · ground floor shower room · three bedrooms · family bathroom · two-room garden annex with shower room & utility area

**Floor Area** approx. 1,598 sq ft / 149 m<sup>2</sup> · **Type** Mid-Terrace House

**Outside** Private rear garden with two-room annex, shower room and utility area. Front driveway providing off-street parking.

**Condition** The property requires updating and modernisation throughout, offering an excellent opportunity to add value.

## Arrange a Viewing

Hiltons Estates  
243 The Broadway, Southall UB1 1NF

**020 8574 1999**

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

## AGENTS NOTE

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