





Hiltons Estates is pleased to present this chain-free, freehold three-bedroom home on the highly sought-after Clarence Street, Southall, UB2.

The property offers a spacious ground floor with a large lounge, kitchen, versatile dining area, and family bathroom. Upstairs, there are three double bedrooms, providing ample space for family living. While the home is in fair condition, it offers excellent potential for modernisation and personalisation, allowing buyers to add significant value.

Situated on a desirable road, the property benefits from nearby shops, schools, and local amenities, with convenient bus links and Southall Station within easy reach.

This home presents a fantastic opportunity for families or investors looking to create a modern, comfortable property in a popular location.



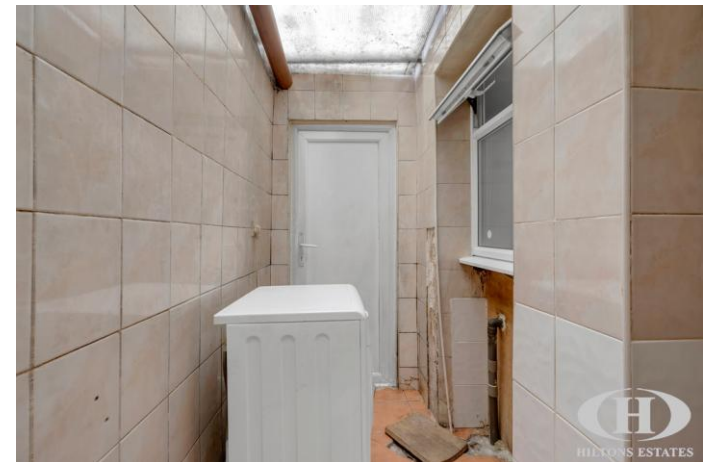
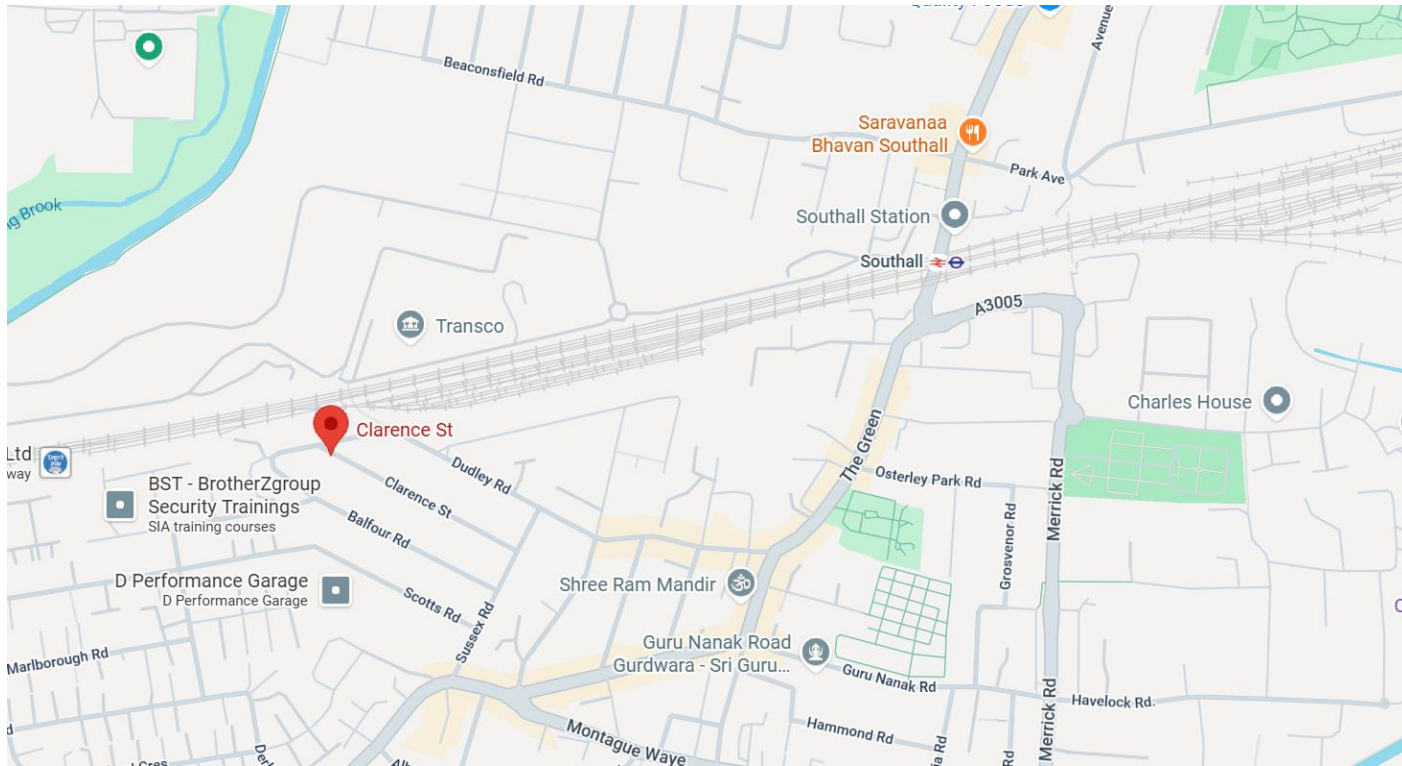
Extended, Chain-Free, three-bedroom home

Spacious lounge with plenty of natural light

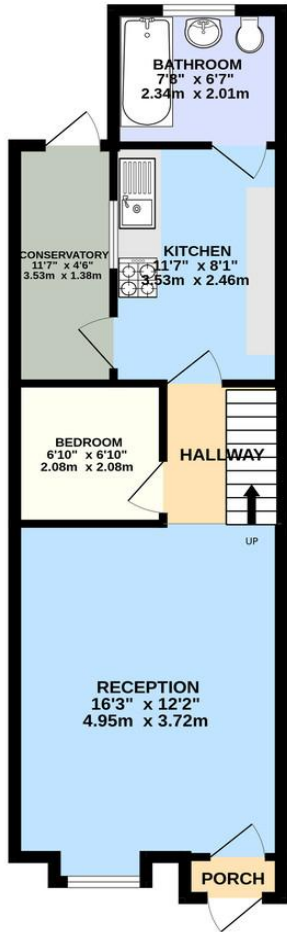
Kitchen and dining area – ideal for modernisation

Ground floor family bathroom

Three large double bedrooms upstairs



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.