



FOR SALE • END-TERRACE HOUSE

# Ranelagh Road

Southall, UB1 1DJ

OFFERS IN REGION OF

**£590,000**



**3**

BEDROOMS

**2**

BATH/SHOWER

**1,522**

SQ FT

**End-Terrace**

PROPERTY TYPE



# The Property

RANELAGH ROAD, SOUTHALL · UB1 1DJ

Hiltons Estates proudly offers this impressive three-bedroom end-terrace freehold home, complete with off-street parking for two cars and a rear garage. This well-maintained property welcomes you with a bright entrance hallway, leading to a spacious reception room, a sleek, modern fully-fitted kitchen, and a convenient ground-floor shower room.

The private rear garden offers peaceful outdoor space, and side access takes you to the garage. Upstairs, the property features three generous bedrooms and a stylish family bathroom. With potential for future extensions (subject to planning permission), this home offers room to grow.

Situated just a short walk from the vibrant Southall Broadway, the location provides easy access to a variety of shops, amenities, and frequent bus routes. The nearby Southall Crossrail station and Waterside Development offer enhanced transport links to Heathrow, Central London, and major routes like the M4 and M25. Ideal for families, commuters, investors, or developers, this property is an exceptional opportunity. Don't miss out — schedule your viewing today!

## KEY FEATURES

- Three Bedroom End-Terrace Freehold House
- Off-Street Parking For Two Cars
- Rear Garage With Side Access
- Modern Fully-Fitted Kitchen
- Two Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Private Rear Garden
- Potential To Extend (STPP)



LIVING ROOM



LOUNGE / DINER



KITCHEN

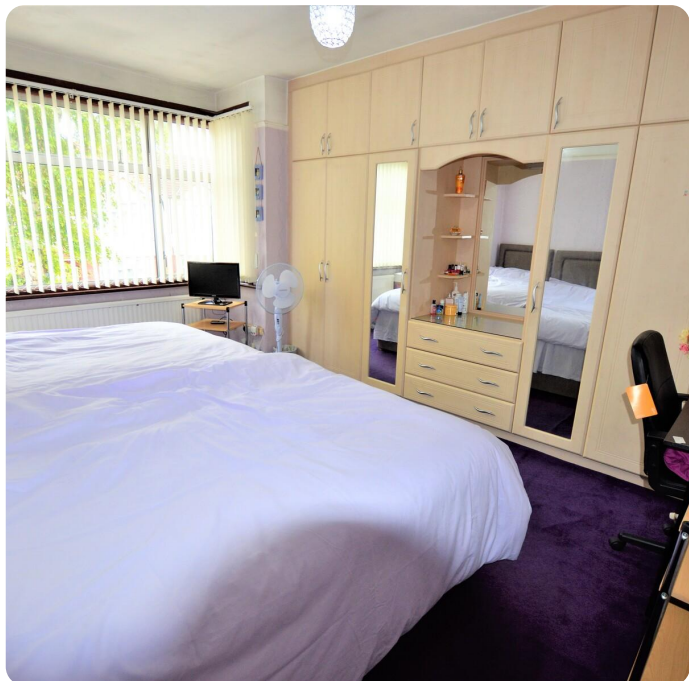


ENTRANCE HALL

# Bedrooms

RANELAGH ROAD, SOUTHALL · UB1 1DJ

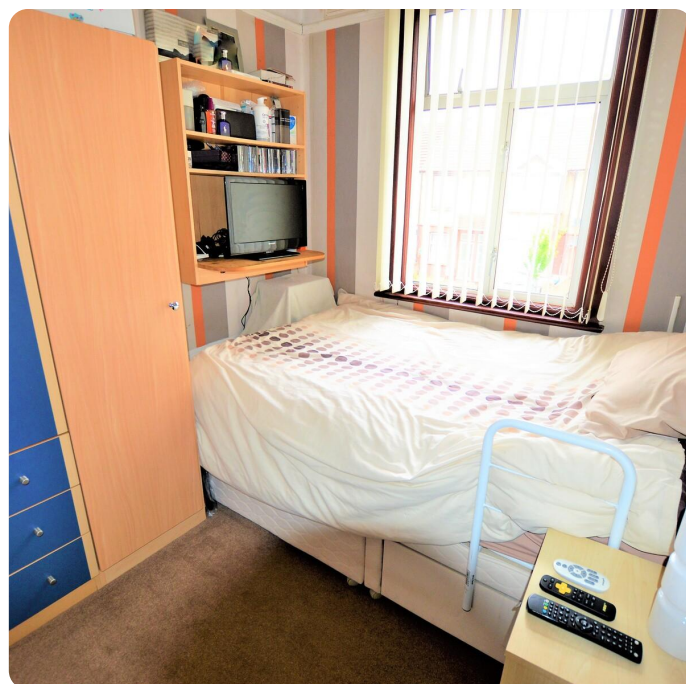
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BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



# Bathrooms & Garage

RANELAGH ROAD, SOUTHALL · UB1 1DJ



GROUND FLOOR SHOWER ROOM



FAMILY BATHROOM



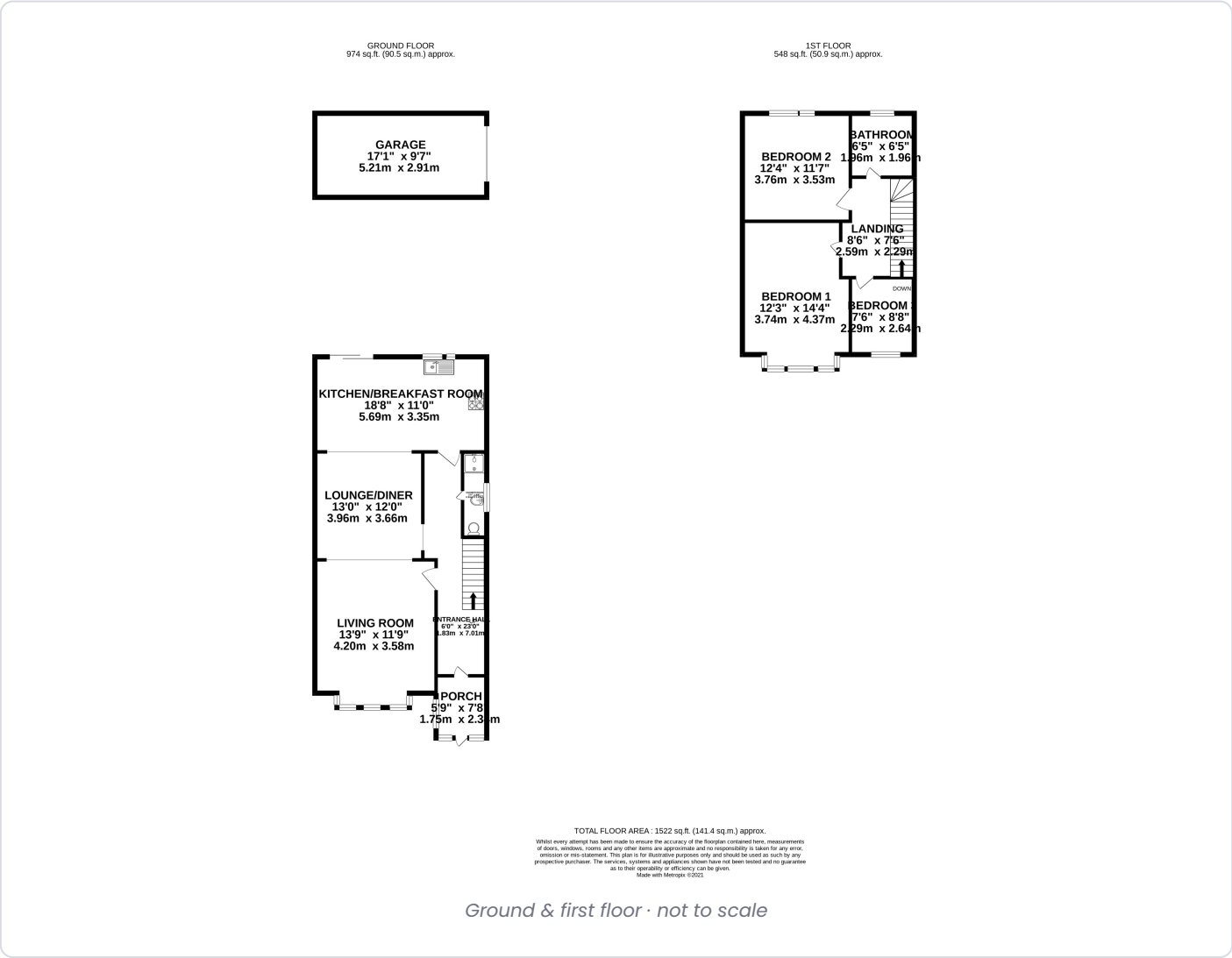
HALLWAY & STAIRS



GARAGE

# Floor Plan & Dimensions

RANELAGH ROAD · APPROX. 1,522 SQ FT





# Further Information

RANELAGH ROAD, SOUTHALL · UB1 1DJ



REAR GARDEN



REAR GARDEN — ALTERNATE VIEW

## Key Information

**Accommodation** Entrance hall · two reception rooms · fitted kitchen · ground floor shower room · three bedrooms · family bathroom

**Floor Area** approx. 1,522 sq ft / 141.4 m<sup>2</sup> — ground floor 974 sq ft, first floor 548 sq ft · **Type** End-terrace house, freehold

**EPC Rating** Current 69 (C) · Potential 86 (B)

**Outside** Off-street parking for two cars, private rear garden and rear garage with side access. Tenure to be confirmed and verified by your solicitor.

## Arrange a Viewing

**Hiltons Estates**  
243 The Broadway,  
Southall UB1 1NF

**020 8574 1999**

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

### 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 are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.