



FOR SALE • SEMI-DETACHED HOUSE

Scotts Road

Southall, Middlesex, UB2 5DG

OFFERS IN REGION OF

£549,950



3
BEDROOMS

2
BATH / SHOWER

927 sq ft
FLOOR AREA

Semi-Detached
PROPERTY TYPE

The Property

SCOTTS ROAD, SOUTHALL · UB2 5DG

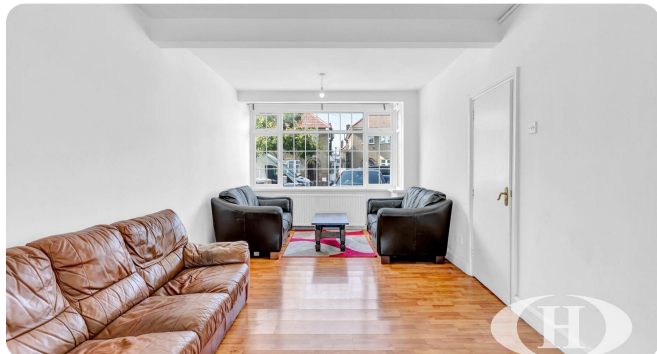
Hiltons Estates are pleased to present this well-presented three-bedroom, two-bathroom semi-detached home on Scotts Road, offering comfortable and versatile living throughout. All three bedrooms are generous doubles, while two bathrooms – a ground-floor family bathroom and a first-floor shower room – add everyday convenience.

A bright, spacious through-lounge and a separate open-plan kitchen/diner make for easy family living, with the kitchen opening onto a low-maintenance rear garden. Beyond the garden sits a useful outbuilding, ideal as a gym, studio or extra storage, and a private driveway provides off-street parking for one to two cars.

Perfectly placed for connectivity, Southall station is around a 12-minute walk, with Elizabeth line services reaching London Paddington in roughly 18 minutes. Families are served by well-regarded schools including Featherstone Primary and Featherstone High, both within a short stroll.

KEY FEATURES

- Three Double Bedrooms
- Family Bathroom & Shower Room
- Bright Through-Lounge
- Open-Plan Kitchen / Diner
- Rear Outbuilding & Garden
- Driveway Parking
- Close To Elizabeth Line



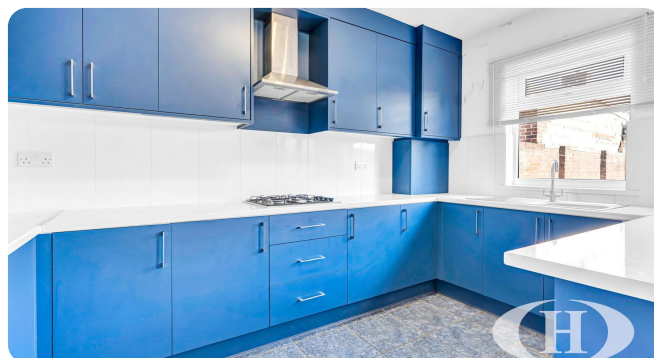
LIVING ROOM



DINING AREA



KITCHEN / DINER



KITCHEN

Bedrooms & Bathrooms

SCOTTS ROAD, SOUTHALL · UB2 5DG



BEDROOM TWO



BEDROOM ONE



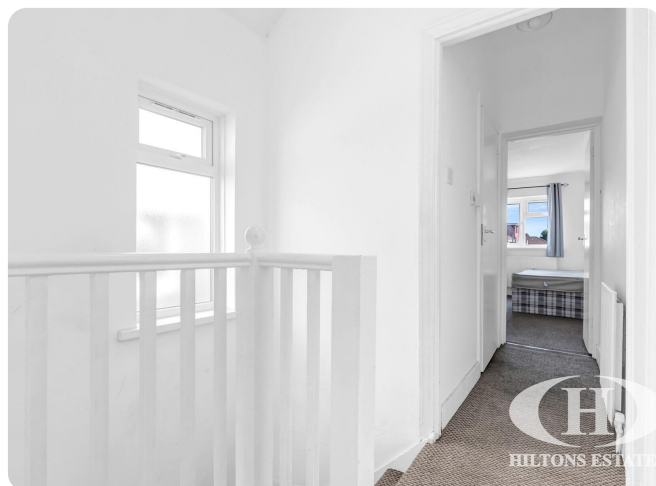
BEDROOM THREE



FAMILY BATHROOM



SHOWER ROOM



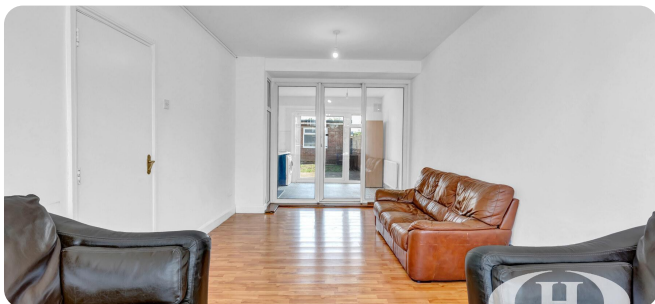
LANDING

Garden, Outbuilding & More

SCOTTS ROAD, SOUTHALL · UB2 5DG



REAR GARDEN



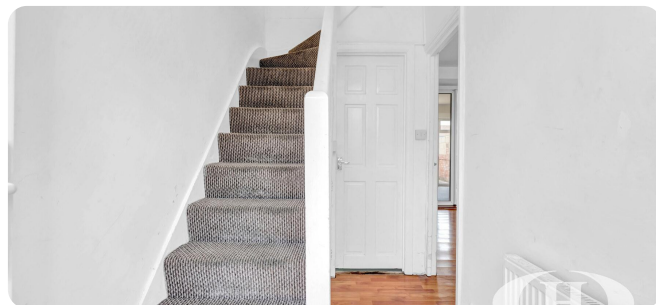
RECEPTION ROOM



OUTBUILDING & GARDEN



REAR GARDEN



ENTRANCE HALL

Floor Plan & Dimensions

SCOTTS ROAD · APPROX. 927 SQ FT



Total: 927 sq. Ft. 86 m²
1st Floor: 530 sq. Ft. 49 M², 2nd Floor: 397 sq. Ft. 37 m²
Excluded Areas: Walls: 81 sq. Ft. 8 m²

*Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuations, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments.

1st & 2nd floor · not to scale · plus rear outbuilding, garden & driveway

ROOM DIMENSIONS

1ST FLOOR

Living Room	10'5" × 21'8"
Kitchen	8'11" × 13'0"
Dining Area	8'11" × 11'11"
1st Floor	530 sq ft / 49 m ²
2nd Floor	397 sq ft / 37 m ²

2ND FLOOR

Bedroom One	16'0" × 10'4"
Bedroom Two	9'6" × 8'11"
Bedroom Three	7'3" × 13'0"
Total Floor Area	927 sq ft / 86 m ²

ENERGY EFFICIENCY RATING



Further Information

SCOTTS ROAD, SOUTHALL · UB2 5DG



FRONT ELEVATION

KEY INFORMATION

Accommodation Through-lounge · open-plan kitchen/diner · three double bedrooms · family bathroom · shower room

Floor Area approx. 927 sq ft / 86 m² — 1st floor 530 sq ft, 2nd floor 397 sq ft · **Type** Semi-detached house · **EPC** Current 48 (E) · Potential 78 (C)

Outside Rear garden, outbuilding and private driveway. 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.