



FOR SALE · SEMI-DETACHED HOUSE

Scotts Road

SOUTHALL, LONDON · UB2 5DG

£565,000



3
BEDROOMS

2
BATHROOMS

927
SQ FT

E
EPC RATING

A well-presented three-bedroom, two-bathroom home on Scotts Road, offering comfortable and versatile living throughout. All three bedrooms are generous doubles, providing ample space for growing families, while the two bathrooms add everyday convenience. To the rear is a low-maintenance garden and a useful outbuilding, ideal as a gym, studio or extra storage, and a private driveway offers 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 and Heathrow close by. Everyday shopping is well catered for along the vibrant Southall Broadway, while Southall Park and the Grand Union Canal towpath offer green space nearby. Families are served by well-regarded schools, including Featherstone Primary and Featherstone High, both within a short stroll.

KEY FEATURES

- Three double bedrooms
- Two bathrooms
- Large reception room
- Modern kitchen & dining area
- Large outbuilding at the rear
- Driveway for 1-2 cars
- Low-maintenance rear garden
- Walking distance to local shops & amenities



RECEPTION ROOM



RECEPTION – REAR ASPECT



KITCHEN



DINING AREA



REAR OF PROPERTY & GARDEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



SHOWER ROOM



GARDEN & OUTBUILDING

Floor Plan & Information

SCOTTS ROAD · SOUTHALL

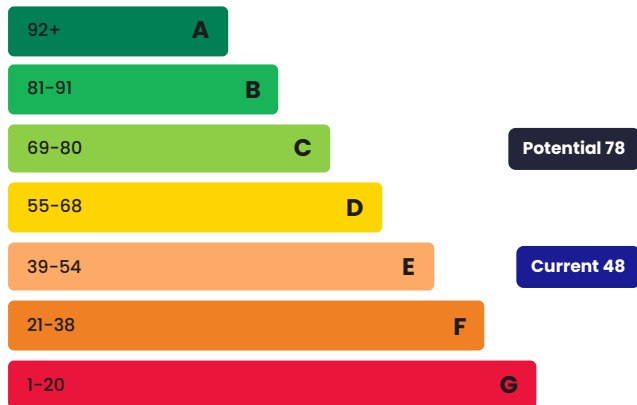


*Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties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

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

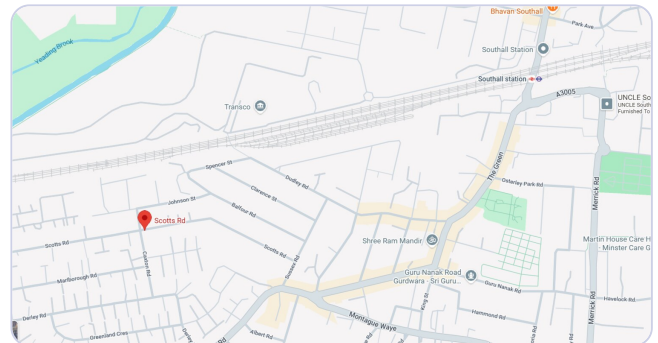


ENERGY EFFICIENCY



Current rating E (48) · Potential rating C (78). Higher scores mean lower running costs.

LOCATION



SCOTTS ROAD, SOUTHALL · APPROX. 12-MIN WALK TO SOUTHALL STATION (ELIZABETH LINE)

ARRANGE A VIEWING

Hilsons Estates – Western Road

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Your agent: Harvin Virk

Agents Note: These particulars are for guidance only and their accuracy is not guaranteed. They do not form part of any contract or offer. Measurements and floor areas are approximate. Services, appliances and fittings have not been tested. Prospective purchasers should satisfy themselves by inspection or otherwise.