



FOR SALE · MID-TERRACE HOUSE

# Stanley Road

Southall, Middlesex, UB1 1PB

OFFERS IN REGION OF

**£579,950**



HILTONS ESTATES

**4**

BEDROOMS

**1**

BATHROOM

**1,000**

SQ FT

**Mid-Terrace**

PROPERTY TYPE

# The Property

STANLEY ROAD, SOUTHALL · UB1 1PB

A spacious and well-modernised family home offering three good-sized bedrooms plus a versatile loft conversion, ideal as a fourth bedroom, home office or additional living space. The property also benefits from parking for two cars, a modern kitchen and bathroom, through lounge, excellent storage and a good-sized rear garden.

Ideally located just seconds from Southall Broadway, with a fantastic choice of shops, restaurants, supermarkets and amenities nearby. Excellent transport links include Southall Elizabeth Line station, offering fast connections across London.

Further potential to extend and develop (STPP), making this an exciting opportunity for buyers looking to add value and create their ideal home.

## KEY FEATURES

- Four Bedroom Mid-Terrace House
- Loft Conversion — Principal Bedroom
- Open-Plan Kitchen & Dining Area
- Separate Front Reception Room
- Modern Fitted Bathroom
- Private Rear Garden
- Beautifully Presented Throughout
- Located In Southall, UB1



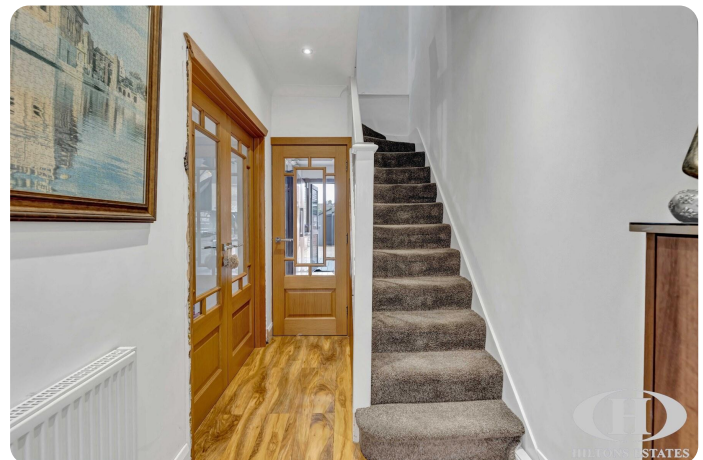
LIVING ROOM



KITCHEN



DINING AREA



HALLWAY & STAIRS

# Bedrooms

STANLEY ROAD, SOUTHALL · UB1 1PB



BEDROOM ONE — LOFT



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR

# Bathroom & Garden

STANLEY ROAD, SOUTHALL · UB1 1PB



BATHROOM



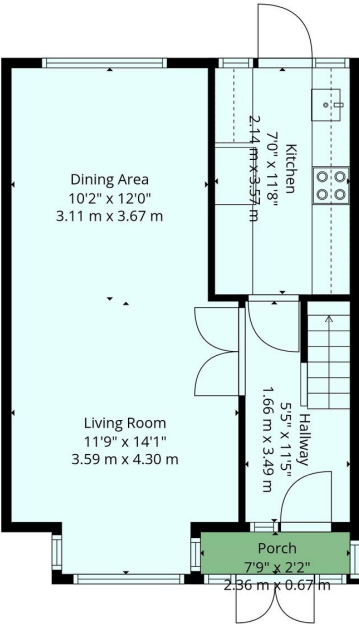
LANDING & STAIRS



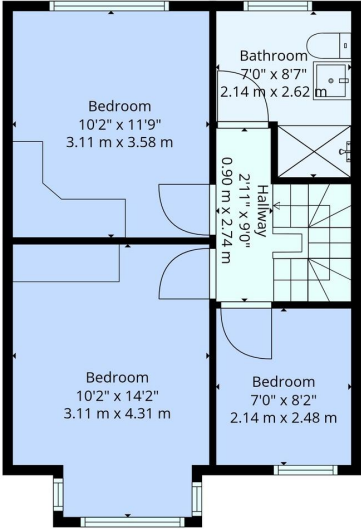
REAR GARDEN

# Floor Plan & Dimensions

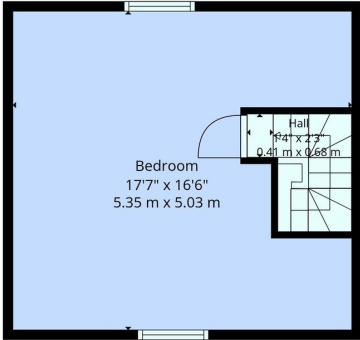
STANLEY ROAD • APPROX. 1,000 SQ FT



1st Floor



2nd Floor



3rd Floor



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 Inspections And Assessments



Total: 1000 sq. Ft, 93 m2

1st Floor: 430 sq. Ft, 40 M2, 2nd Floor: 431 sq. Ft, 40 M2, 3rd Floor: 139 sq. Ft, 13 m2

Excluded Areas: Porch: 17 sq. Ft, 2 M2, Low Ceiling: 150 sq. Ft, 14 M2, Walls: 112 sq. Ft, 10 m2

Ground, first & second floor · not to scale

## GROUND FLOOR

|             |               |
|-------------|---------------|
| Living Room | 11'9" x 14'1" |
| Dining Area | 10'2" x 12'0" |
| Kitchen     | 7'0" x 11'8"  |
| Hallway     | 5'5" x 11'5"  |

## FIRST FLOOR

|               |               |
|---------------|---------------|
| Bedroom Two   | 10'2" x 11'9" |
| Bedroom Three | 10'2" x 14'2" |

## FIRST FLOOR (CONT.)

|              |             |
|--------------|-------------|
| Bedroom Four | 7'0" x 8'2" |
| Bathroom     | 7'0" x 8'7" |

## SECOND FLOOR

|             |               |
|-------------|---------------|
| Bedroom One | 17'7" x 16'6" |
|-------------|---------------|

|              |                     |
|--------------|---------------------|
| Ground Floor | 430 sq ft / 40 m²   |
| First Floor  | 431 sq ft / 40 m²   |
| Second Floor | 139 sq ft / 13 m²   |
| Total        | 1,000 sq ft / 93 m² |

# Further Information

STANLEY ROAD, SOUTHALL · UB1 1PB



REAR ELEVATION

## Key Information

**Accommodation** Front reception room · open-plan kitchen & dining area · four bedrooms · family bathroom

**Floor Area** approx. 1,000 sq ft / 93 m<sup>2</sup> — ground floor 430 sq ft, first floor 431 sq ft, second floor 139 sq ft · **Type** Mid-terrace house

**Outside** Private rear garden with paved patio and storage sheds. Tenure to be confirmed and verified by your solicitor.

## Arrange a Viewing

### Hiltons Estates

137 Western Road,  
Southall UB2 5HN

**020 8867 9555**

Harvin@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.