HILTONS ESTATES

BANKSIDE, SOUTHALL, UB1 1NH

OFFERS IN REGION OF £429,950





Hiltons Estates present this well-located two-bedroom home offering excellent potential for first-time buyers and investors alike. The property features two first-floor bedrooms, a bright living room, separate fully fitted kitchen, family bathroom, and direct access to a private rear garden. A generous loft space provides scope for future extension (STPP).

Further benefits include a private driveway to the front providing off-street parking.

Ideally situated close to Southall Broadway, local shops and excellent transport links, with bus routes offering convenient access to Heathrow Airport.

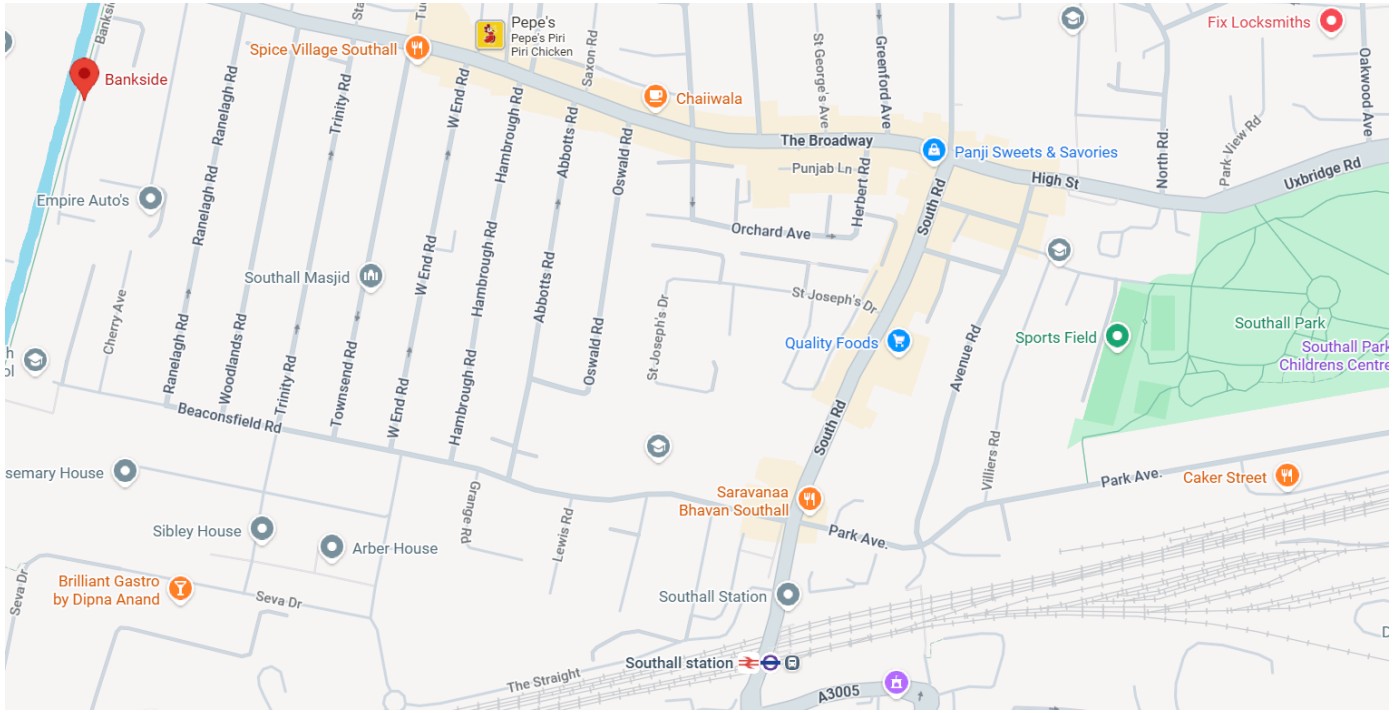
An ideal starter home or investment opportunity. Early viewing recommended.





- Two-bedroom home ideal for first-time buyers or investors
- Spacious living room with good natural light
- Separate fully fitted kitchen
- Private rear garden with direct access
- Loft space with extension potential (STPP)


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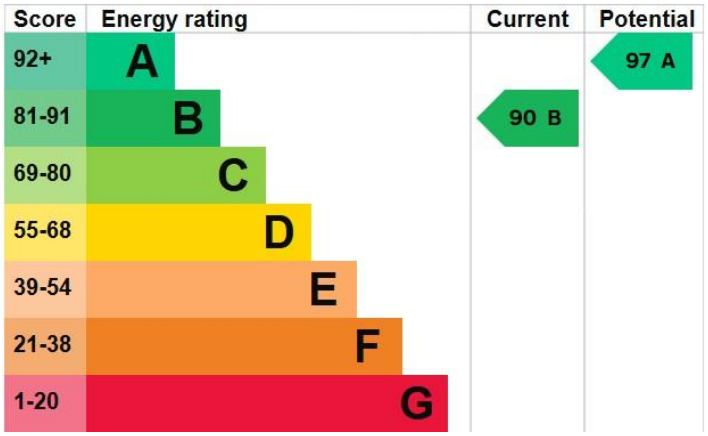

Pepe's
Pepe's Piri Piri Chicken
Spice Village Southall
Bankside
Chaiiwala
Fix Locksmiths
The Broadway
Panji Sweets & Savories
Punjab Ln
High St
Uxbridge Rd
Empire Auto's
Orchard Ave
Southall Masjid
St Joseph's Dr
Quality Foods
Sports Field
Southall Park
Southall Park Childrens Centre
Beaconsfield Rd
Park Ave.
Caker Street
Saravanaa Bhavan Southall
Sibley House
Arber House
Brilliant Gastro by Dipna Anand
Seva Dr
Southall Station
The Straight
Southall station
A3005
Ranelagh Rd
Trinity Rd
W End Rd
Hambrough Rd
Abbotts Rd
Oswald Rd
Saxon Rd
St George's Ave
Greenford Ave
Herbert Rd
South Rd
Avenue Rd
Villiers Rd
North Rd
Park View Rd
Oakwood Ave
Cherry Ave
Woodlands Rd
Townsend Rd
Grange Rd
Lewis Rd


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Total: 717 sq. Ft, 67 m2
1st Floor: 430 sq. Ft, 40 M2, 2nd Floor: 287 sq. Ft, 27 m2
Excluded Areas: Porch: 12 sq. Ft, 1 M2, Walls: 61 sq. Ft, 5 m2

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loor 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

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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.