

FOR SALE · MID-TERRACE HOUSE

Stanley Road

Southall, Middlesex, UB1 1PB

OFFERS IN REGION OF

£579,950

HILTONS ESTATES

4	1	1,000	Mid-Terrace
BEDROOMS	BATHROOM	SQ FT	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



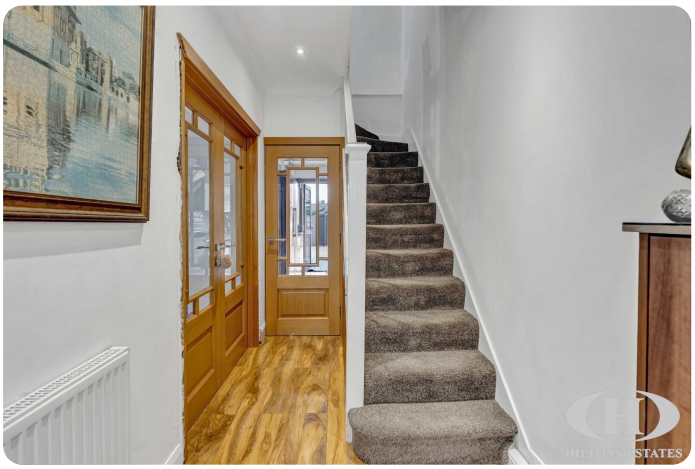
LIVING ROOM



KITCHEN



DINING AREA



HALLWAY & STAIRS

Bedrooms

STANLEY ROAD, SOUTHALL · UB1 1PB



BEDROOM ONE — LOFT



BEDROOM TWO



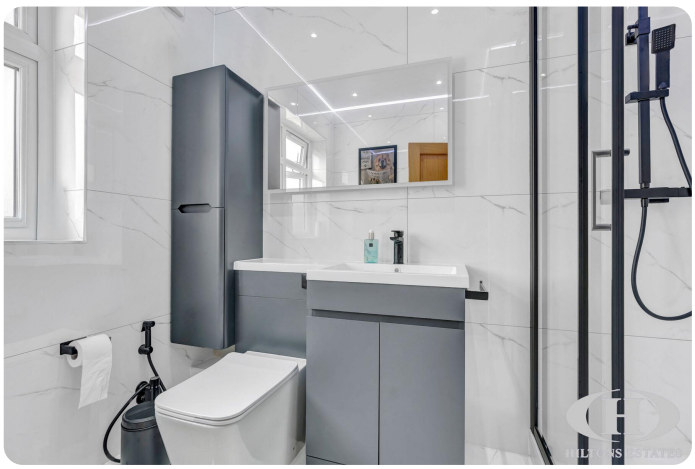
BEDROOM THREE



BEDROOM FOUR

Bathroom & Garden

STANLEY ROAD, SOUTHALL · UB1 1PB



BATHROOM



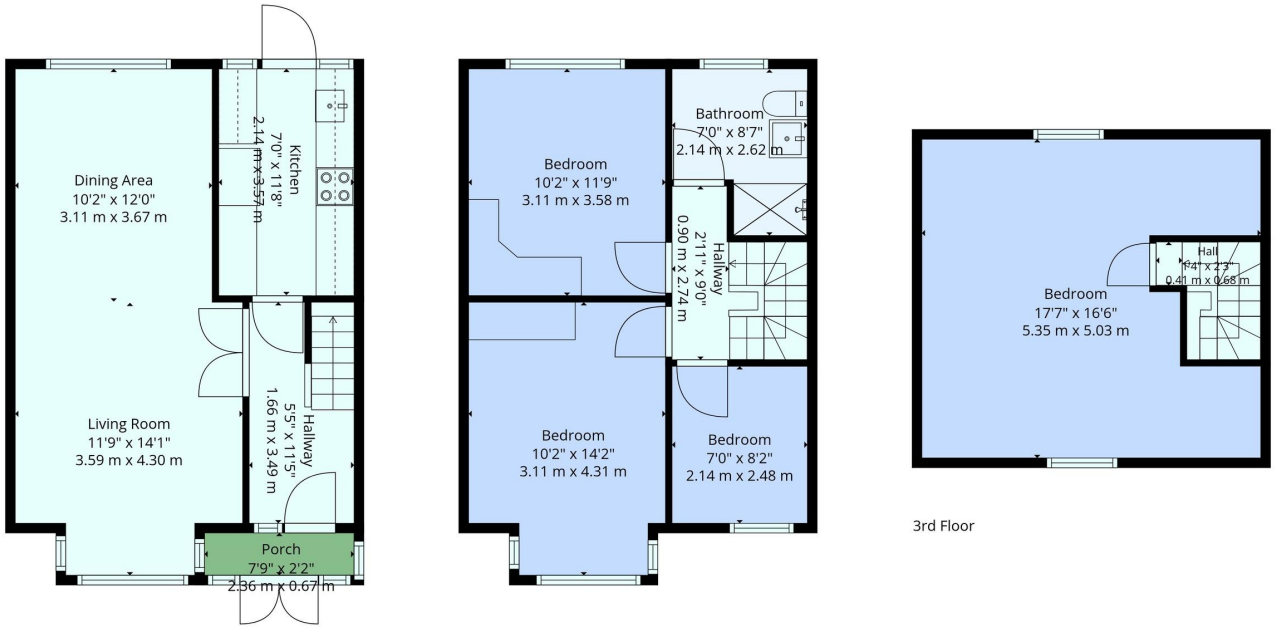
LANDING & STAIRS



REAR GARDEN

Floor Plan & Dimensions

STANLEY ROAD · APPROX. 1,000 SQ FT



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

HILTONS ESTATES

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 Assessm

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 m² — 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
243 The Broadway,
Southall UB1 1NF

020 8574 1999

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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.