



FOR SALE · MID-TERRACE HOUSE

FULLY RENOVATED

CASH BUYERS ONLY

Damsonwood Road

Southall, Middlesex · UB2 4RW

OFFERS IN REGION OF

£314,950



2

BEDROOMS

1

BATHROOM

764

SQ FT

Freehold

TENURE

The Property

117 DAMSONWOOD ROAD, SOUTHALL UB2 4RW

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A fully renovated two-bedroom mid-terraced home on a quiet residential road in the heart of Southall, ready to move straight into. Finished to a high standard throughout, the property offers bright, well-proportioned accommodation, modern fixtures and a private low-maintenance rear garden, making it an ideal purchase for cash buyers looking for an investment or a place to call home in a well-connected pocket of West London.

The ground floor comprises a welcoming reception room, a contemporary fitted kitchen and a WC, while the first floor offers two bedrooms and a modern family bathroom. To the rear is a private low-maintenance garden, perfect for entertaining or simply relaxing, with on-road parking available to the front.

Damsonwood Road is ideally positioned within easy walking distance of Southall Station, now served by the Elizabeth line, offering fast and direct connections to Heathrow Airport, Ealing Broadway, Paddington, Bond Street, Liverpool Street and onward to Reading. **Cash buyers only.**

KEY FEATURES

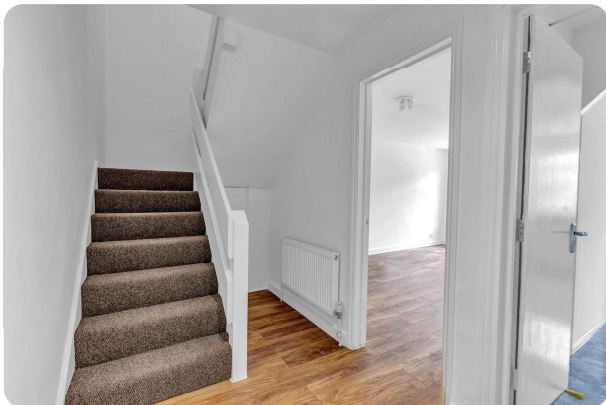
- Fully renovated throughout
- Welcoming reception room
- Contemporary fitted kitchen
- Modern bathroom plus ground floor WC
- Private low-maintenance rear garden
- Walk to Southall Station (Elizabeth line)



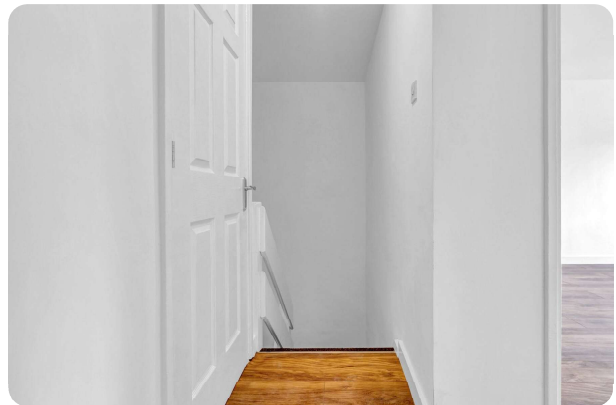
RECEPTION ROOM



KITCHEN



ENTRANCE HALL



LANDING

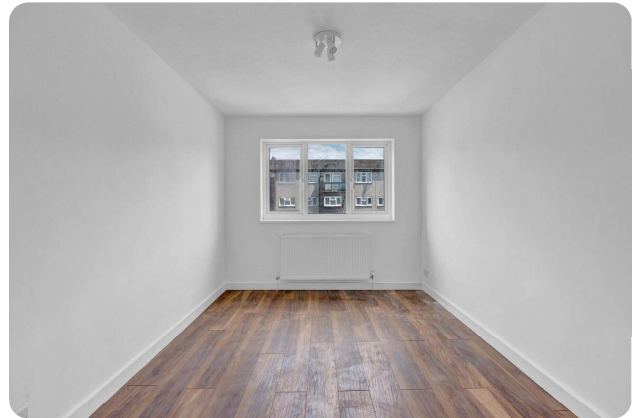
Bedrooms, Bathroom & Garden

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BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM



GROUND FLOOR WC



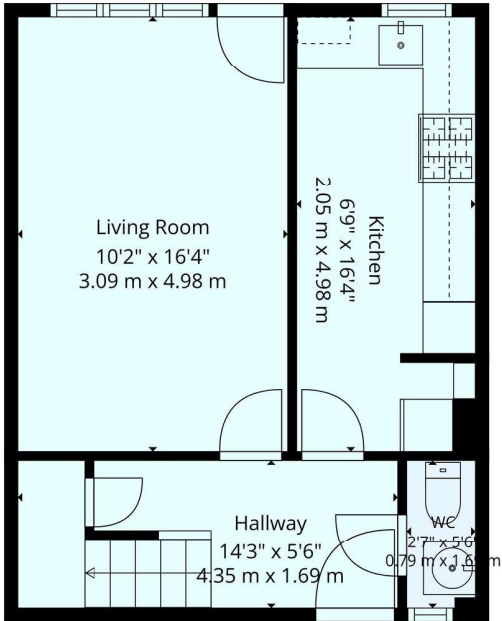
PRIVATE REAR GARDEN

Floor Plan & Information

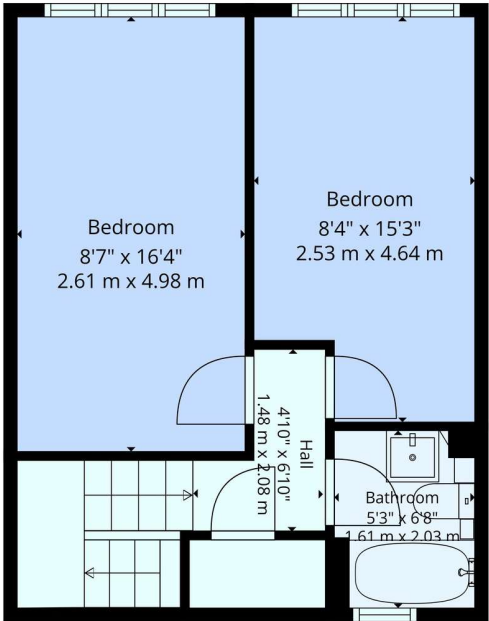
117 DAMSONWOOD ROAD, SOUTHALL UB2 4RW · APPROX. 764 SQ FT

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GROUND FLOOR



FIRST FLOOR



Total floor area approx. 764 sq ft (70 sq m) · Ground floor 382 sq ft · First floor 382 sq ft · For illustrative purposes only, not to scale

ROOM DIMENSIONS

Reception Room	4.98m x 3.09m · 16'4" x 10'2"
Kitchen	4.98m x 2.05m · 16'4" x 6'9"
Entrance Hall	4.35m x 1.69m · 14'3" x 5'6"
WC	1.65m x 0.79m · 5'6" x 2'7"
Bedroom One	4.98m x 2.61m · 16'4" x 8'7"
Bedroom Two	4.64m x 2.53m · 15'3" x 8'4"
Bathroom	2.03m x 1.61m · 6'8" x 5'3"

PROPERTY INFORMATION

Property Type	Mid-Terrace
Tenure	Freehold
Floor Area	764 sq ft / 70 m²
Parking	On-road
Local Authority	London Borough of Ealing
Buyers	Cash buyers only
EPC	Available on request

Arrange a Viewing

Hiltons Estates
243 The Broadway, Southall UB1 1NF

02085 741 999

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 part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the accuracy of each of them. Floor plans are provided for general guidance and illustrative purposes only and are not to scale. Services, appliances and heating systems have not been tested by Hiltons Estates. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty whatsoever in relation to this property.