



FOR SALE • MID-TERRACE HOUSE

Beaconsfield Road

Southall, Middlesex, UB1 1EB

OFFERS IN REGION OF

£599,950



3
BEDROOMS

2
BATHROOMS

1,273
SQ FT

Mid-Terrace
PROPERTY TYPE

The Property

BEACONSFIELD ROAD, SOUTHALL · UB1 1EB

A substantial three-bedroom mid-terraced home offering 1,273 sq ft of well-presented accommodation, with two reception rooms, two bathrooms, private garden, driveway and outbuilding.

Ideally positioned for Southall's amenities, schools and Elizabeth Line, offering excellent connectivity into London.

Significant development potential, subject to planning permission, makes this a compelling opportunity for buyers and investors, with an estimated rental income of £2,400 pcm (4.8% yield).

A rare combination of space, location, parking and future potential.

KEY FEATURES

- Substantial three-bedroom mid-terrace home
- Approx. 1,273 sq ft
- Two reception rooms and two bathrooms
- Private garden, driveway and outbuilding
- Significant development potential, subject to planning permission
- Estimated rental income of £2,400 pcm (4.8% yield)
- Close to Southall's amenities and schools
- Elizabeth Line from Southall — excellent connectivity into London



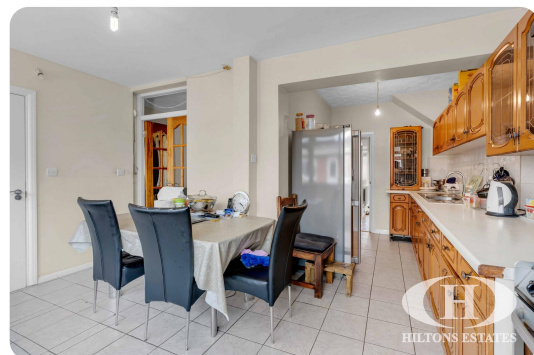
RECEPTION ONE



RECEPTION TWO / DINING AREA



KITCHEN / DINER



KITCHEN / DINER — ALTERNATE VIEW

Bedrooms & Bathrooms

BEACONSFIELD ROAD, SOUTHALL · UB1 1EB



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



SECOND BATHROOM



GARAGE / STORE

Garden, Annexe & Outbuilding

BEACONSFIELD ROAD, SOUTHALL · UB1 1EB



REAR GARDEN WITH OUTBUILDING



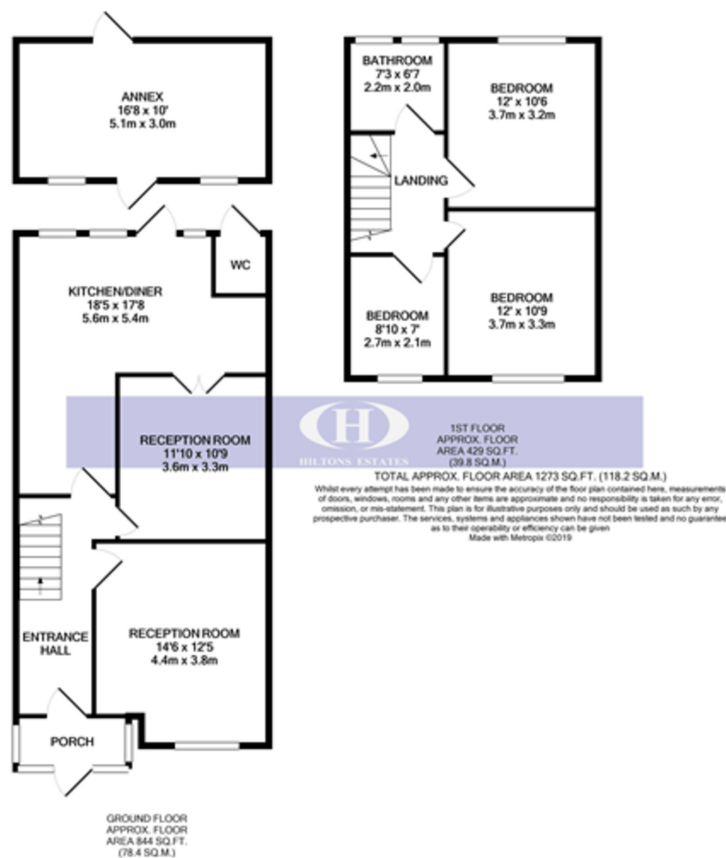
GARDEN — ALTERNATE VIEW



ANNEXE

Floor Plan & Dimensions

BEACONSFIELD ROAD · APPROX. 1,273 SQ FT



Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Reception One	14'6" × 12'5"
Reception Two	11'10" × 10'9"
Kitchen / Diner	18'5" × 17'8"
Annexe	16'8" × 10'0"

FIRST FLOOR

Bedroom One	12'0" × 10'9"
Bedroom Two	12'0" × 10'6"
Bedroom Three	8'10" × 7'0"
Bathroom	7'3" × 6'7"

Ground Floor	844 sq ft / 78.4 m²
First Floor	429 sq ft / 39.8 m²
Total	1,273 sq ft / 118.2 m²

Further Information

BEACONSFIELD ROAD, SOUTHALL · UB1 1EB



FRONT ELEVATION

KEY INFORMATION

Accommodation Two reception rooms · kitchen/diner · ground floor annexe · three bedrooms · two bathrooms

Floor Area approx. 1,273 sq ft / 118.2 m² — ground floor 844 sq ft, first floor 429 sq ft · **Type** Mid-terrace house · **EPC** To be confirmed

Outside Private garden, driveway and outbuilding. Significant development potential, subject to planning permission. Estimated rental income of £2,400 pcm (4.8% yield). Tenure to be confirmed and verified by your solicitor

Arrange a Viewing

Hiltons Estates
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Southall UB1 1NF

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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.