

45 45  
**£1,095,000**

**Shaftesbury Avenue**  
Norwood Green, Southall, UB2 4HH

## PROPERTY SUMMARY

Nestled within the desirable Minterne Estate area of Norwood Green. This impressive detached family home offers a perfect blend of space and comfort. Spanning 1,719 square feet over two floors, this well presented property boasts two well-appointed reception rooms, ideal for both entertaining guests and enjoying family time. A large open plan kitchen diner leading into a convenient utility area.

The ground floor features two elegantly proportioned reception rooms, perfect for hosting guests or enjoying relaxed family moments. At the heart of the home lies a spacious open-plan kitchen and dining area, seamlessly extending into a dedicated utility space ideal for modern, functional living.

Upstairs, four generously sized bedrooms provide ample accommodation for a growing family or those seeking additional space for guests or working from home. The residence is further enhanced by two modern bathrooms, including a private en-suite to the fourth bedroom, offering comfort and convenience in equal measure.

Set within a peaceful and well-regarded neighbourhood known for its community warmth, verdant surroundings, and proximity to excellent amenities and green spaces, this home enjoys the additional benefit of off-street parking for three vehicles.

4



2



2









Approximate Gross Internal Area  
159.74 sq m / 1719 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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### LOCAL AUTHORITY

Ealing

### TENURE

Freehold

### COUNCIL TAX BAND

F

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 79        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

**Shaw & Co**  
ESTATE AGENTS

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