

**Shaw
& Co**
ESTATE
AGENTS

£565,000

Norwood Gardens

Southall, UB2 4ER

PROPERTY SUMMARY

This delightful semi-detached house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The property internally benefits from two reception rooms, a fitted kitchen and a easy to maintain rear garden. To the first floor you'll find a well-appointed bathroom, and three good sized bedrooms. Other benefits include front off street parking for two cars, a rear brick built storage shed and no onward chain!

Norwood Gardens, Southall, is situated off Norwood Road, a short walk from Norwood Green Park and King Street offering a vibrant community and excellent amenities, including shops, schools, and parks, making it an ideal place to settle down. With good transport links nearby, you can easily explore the wider region or commute to central London via the Elizabeth Line (Crossrail Station - Southall)

3



1

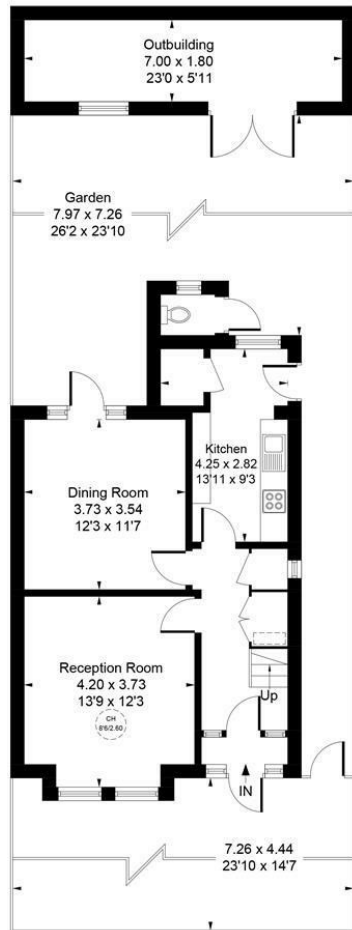


2





Approximate Gross Internal Area = 96.91 sq m / 1043 sq ft
 Outbuilding = 12.99 sq m / 140 sq ft
 Total = 109.90 sq m / 1183 sq ft



Ground Floor

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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CH = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"



First Floor

LOCAL AUTHORITY
 Ealing Council

TENURE
 Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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

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