

# SINTON ANDREWS

**213 Tentelow Lane, Norwood Green UB2 4LP**

**A STUNNING, CONTEMPORARY STYLED SEMI-DETACHED FAMILY HOME, WITH LARGE REAR GARDEN BACKING THE GRAND UNION CANAL. ATTRACTIVELY OFFERED CHAIN-FREE.**



Set in this enviable location on the highly popular Tentelow Lane, close to the green open spaces of both Osterley Park and Norwood Green, with its local shops, schools, pubs and village atmosphere. Within easy reach of Southall (with forthcoming Crossrail), Ealing and the A4/M4 providing access to Heathrow and the City.

**Asking Price of £899,950 Freehold**

**19 Greenford Avenue, Hanwell, London, W7 1LD**

## 213 Tentelow Lane, UB2 4LP

This wonderful, contemporary and stylish family home has been remodelled and refurbished throughout to an excellent standard. Featuring a large through-lounge, dining area and spacious, versatile modern fitted kitchen within a skilful, modern rear extension flooded with natural light and downstairs WC. Upstairs on the first floor are three good-sized bedroom with modern family bathroom, a bright hallway and stairs to the upper floor to a master bedroom with bi-fold doors and balcony and modern, contemporary shower room. Outside, to the rear is a huge garden, backing on to the Grand Union Canal. To the front of the property there is ample off-street parking for four cars. The property also benefits from a separate garage nearby. Offered chain-free, this stunning home comprises as follows:

**ENTRANCE HALL** Video entry phone, side aspect double glazed window, understairs storage (housing gas meter), spot lighting, smoke alarm, gloss laminate flooring, stairs to first floor.

**CLOAKROOM** Side aspect double glazed window, low level WC, modern glass bowl sink and mixer taps, fully tiled.

**RECEPTION ROOM** Front aspect double glazed window, underfloor heating (with zonal timers), spot lighting, power points and TV points (Sky), through-lounge to:

**OPEN PLAN RECEPTION/KITCHEN/DINER** Rear aspect double glazed window, large glass window panels overhead. Range of fitted wall and base units, under unit lighting, granite work tops and splashbacks. Stainless steel inset sink and drainer with mixer taps, moveable centre island with work top and cupboard storage. Five ring gas hob, designer extractor fan (with lighting), space for dishwasher, washing machine and large fridge freezer. Spot lighting, cupboard housing 'Megaflo' system. Underfloor heating (on zonal timers), double glazed bi-folding doors (with built-in blinds) to rear garden.

**LANDING** Side aspect double glazed window, video entryphone, thermostat, smoke alarm, stairs to second floor.

**BEDROOM TWO** Front aspect double glazed window, large built-in wardrobe. TV and power points, spot lighting, radiator, laminated 'New York' wood effect floor.

**BEDROOM THREE** Rear aspect double glazed window, large built-in wardrobe. Power points, spot lighting, radiator, laminated 'New York' wood effect floor.

**BEDROOM FOUR** Front aspect double glazed window, power points, radiator, laminate 'New York' wood effect floor.

**BATHROOM** Rear aspect privacy double glazed window, jacuzzi bath and mixer taps with large rain shower over, folding glass screen, low level WC, vanity sink and drainer with mixer taps. Large mirrored built-in cupboards, designer upright radiator.

### TOP FLOOR

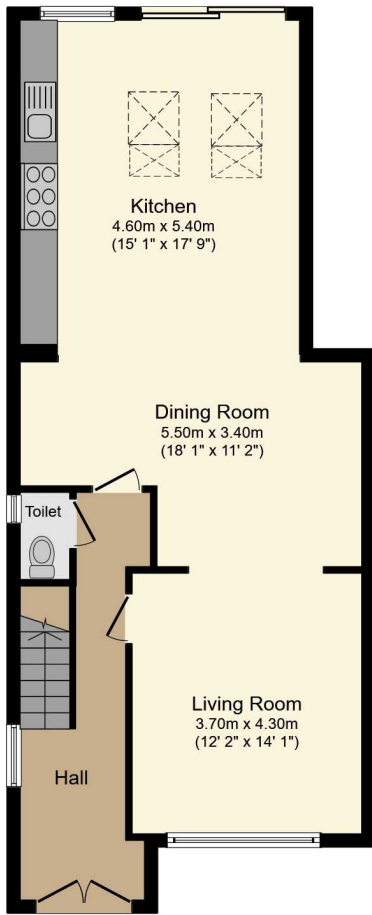
**BEDROOM ONE (MASTER)** Large double glazed bi-folding doors and balcony, Velux window, mirrored built-in wardrobe, eaves storage. Spot lighting, upright modern radiator, laminate wood effect floor.

**EN-SUITE** Rear aspect double glazed window, large walk-in shower, vanity sink with mixer taps, low level WC, chrome heated towel rail, built-in mirror.

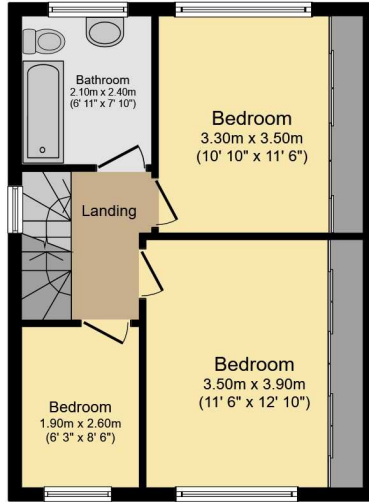
**EXTERIOR** Front: Off-street parking for four cars.

Rear garden approx.: 180', large patio area, LED colour-change mood lighting to front and rear of house, large summerhouse/out building with light, power and plumbing. Laid to lawn with access to the canal, side access.

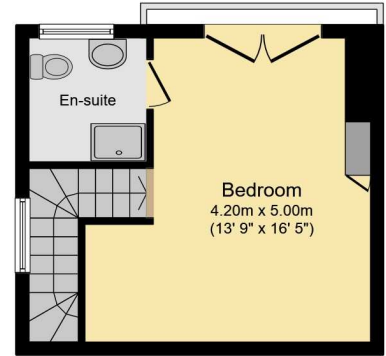




**Ground Floor**



**First Floor**

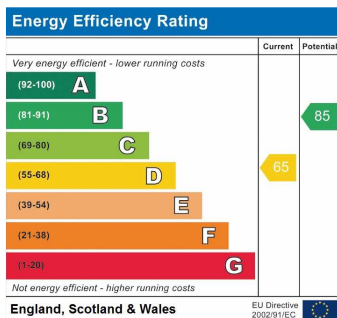


**Second Floor**

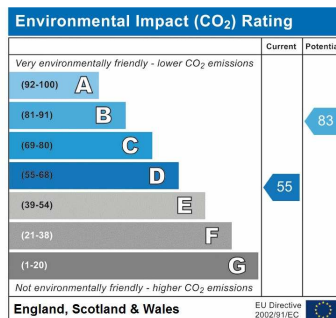
Total floor area 138.0 sq. m. (1,485 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Sinton Andrews Estate Agents.

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Reference:  
Tentelow Lane, UB2



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