



Alleyn Park, Norwood Green, UB2 5QT

Offers In Excess Of £880,000

A four/five bedroom extended detached family home situated in this popular residential location. The accommodation comprises on the ground floor lounge, reception/bedroom five, dining room, study, kitchen and shower room, on the first floor four bedrooms and family bathroom. Outside a rear garden with brick built shed and to the front own driveway providing off street parking for two cars.

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Enclosed Porch

Wood flooring, front door to...

Entrance Hallway

Radiator, wood flooring.

Fitted Kitchen 13' x 9'7" (3.96m x 2.92m)

1 1/2 bowl sink unit with mixer tap and cupboard below, further range of wall and base units, built-in gas hob, oven and extractor hood, integrated dishwasher, plumbing for washing machine, part tiled walls and tiled flooring, radiator, door to side passage way.

Shower Room

Shower cubicle, low level w/c, hand wash basin with unit below, heated towel rail, cupboard housing "Valliant" boiler, extractor fan, fully tiled walls.

Reception Room/Bedroom Five 16'3" x 8'3" (4.95m x 2.51m)

Radiator.

Dining Room 12'10" x 11'2" (3.91m x 3.40m)

Open plan to lounge, radiator, door to study.

Study 11'8" x 7'10" (3.56m x 2.39m)

Radiator

Lounge 11' x 19'5" (3.35m x 5.92m)

French doors to rear garden, two radiator, two skylight windows, further windows.

First Floor Landing

Access to loft space, airing cupboard.

Bedroom One 13'1" max x 14' max (3.99m max x 4.27m max)

L'Shaped, fitted wardrobes, storage cupboard

Bedroom Two 11'8 x 10'6 (3.56m x 3.20m)

Radiator, fitted wardrobes.

Bedroom Three 11'8" x 8'6" (3.56m x 2.59m)

Radiator, fitted wardrobes.

Bedroom Four 9'1" x 6'6" (2.77m x 1.98m)

Radiator, fitted wardrobes.

Bathroom W/C

Panel Enclosed bath with mixer tap, shower attachment and shower screen, low level w/c hand wash basin, tiled walls and flooring.

Outside

Rear Garden over 50' (over 15.24m)

Laid to lawn area, concrete are and slab paved are, flower beds, tap, side passage leading to front garden, trees and brick built shed.

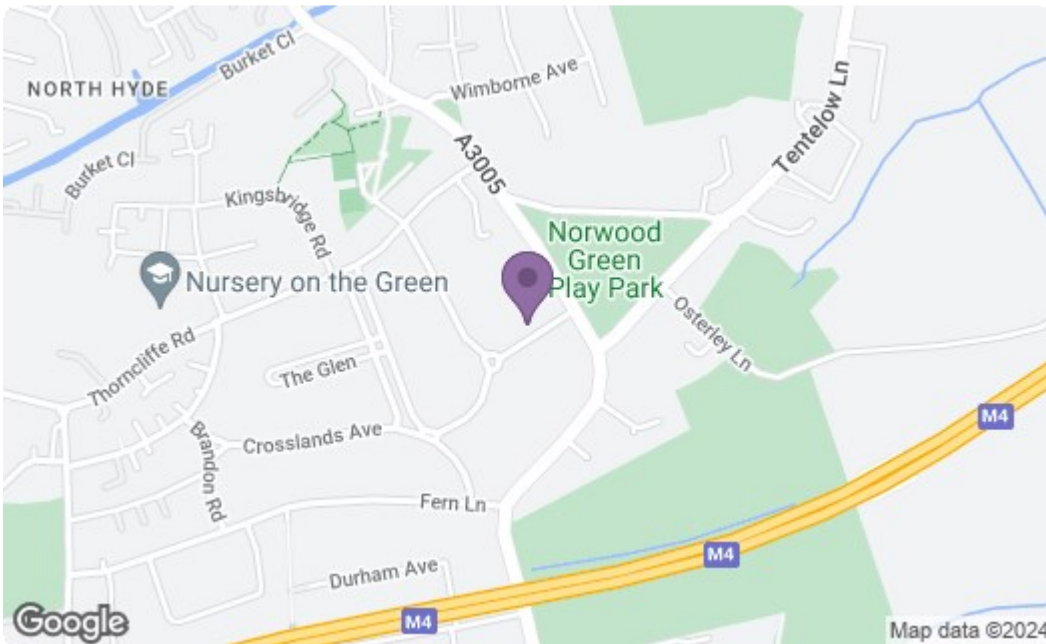
Brick Built Shed 8' x 14' (2.44m x 4.27m)



concrete flooring, pitched roof.

Front

Off street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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