





A rare opportunity to acquire this stunning and spacious family home in the highly sought-after Norwood Green, UB2.

Spread over three floors, this beautifully presented property combines style, quality and versatility. The first floor offers five generous bedrooms, each with fully fitted wardrobes, including two impressive doubles with ensuite shower rooms and a luxurious family bathroom. The second floor features two versatile loft rooms - one as a walk-in wardrobe, the other ideal as storage or an extra bedroom.

On the ground floor, a welcoming entrance hallway leads to an elegant open-plan living and dining area with solid wooden floors throughout. The bespoke fitted kitchen is finished to a high standard with granite worktops, a central island and premium Miele five-ring gas hob - perfect for modern family living and entertaining.

Externally, this superb home boasts a large garage, a private front driveway and an expansive rear garden complete with a charming log house. There is excellent potential to extend and develop further (STPP), offering even more scope to create your dream home.

Located in the heart of Norwood Green, this exceptional property delivers luxury, space and future potential in one of UB2's most desirable addresses.

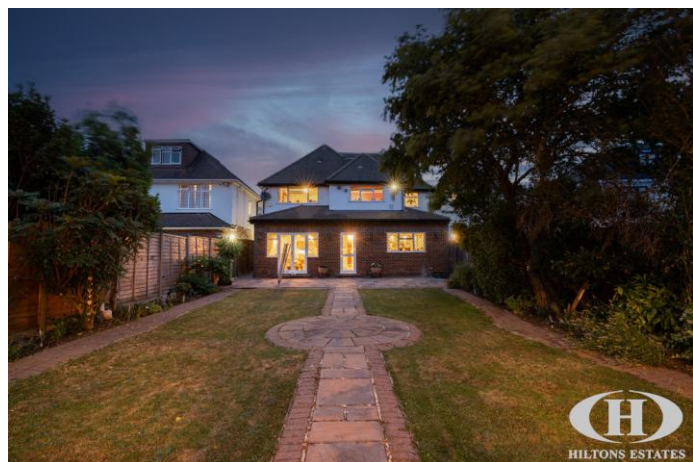
Prime Norwood Green UB2 location

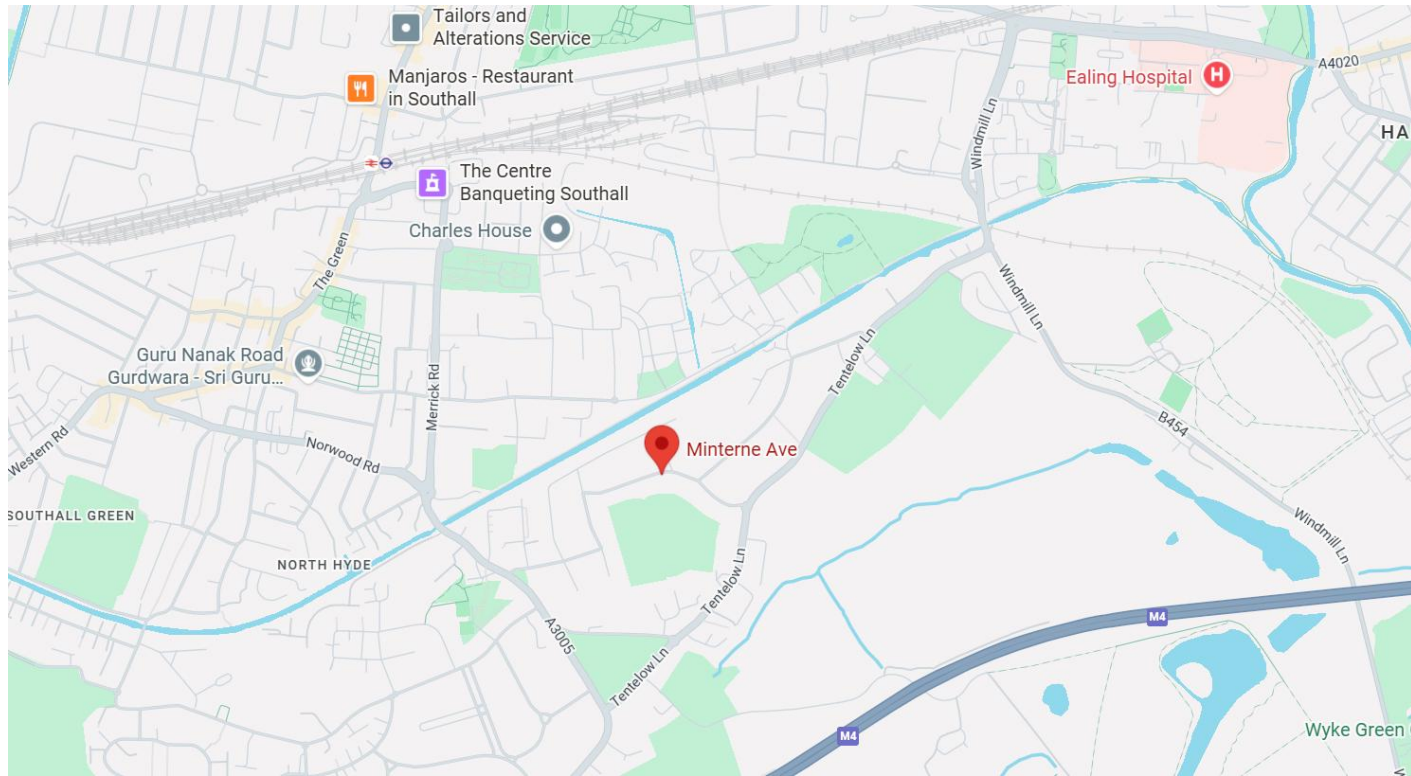
Five spacious bedrooms with fitted wardrobes

Two large doubles with ensuite shower rooms

Luxurious family bathroom

Two versatile loft rooms (walk-in wardrobe/storage)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 2585 sq. ft, 241 m²

FLOOR 1: 1149 sq. ft, 107 m², FLOOR 2: 1170 sq. ft, 109 m², FLOOR 3: 266 sq. ft, 25 m²

EXCLUDED AREAS: GARAGE: 249 sq. ft, 23 m², FIREPLACE: 5 sq. ft, 0 m², LOW CEILING: 148 sq. ft, 14 m²,

ATTIC: 72 sq. ft, 7 m²

WALLS: 225 sq. ft, 22 m²



Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

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