



**Shannon Close, Norwood Green, UB2 5SX**  
**Guide Price £519,000**

**DBK**  
ESTATE AGENTS





## Shannon Close, Norwood Green, UB2 5SX Guide Price £519,000

A versatile terrace property boasting approximately 953 square feet of living space.

As you step inside, you'll find a cozy reception room for relaxation and entertainment. The kitchen/diner provides ample space for your culinary endeavors and family dining. This property includes four bedrooms, offering flexibility to meet your family's needs. The family bathroom and a separate WC add to the convenience of daily living.

The lengthy rear garden is a hidden gem, providing space for a beautiful garden, play area, or outdoor dining and the side gated access enhances its practicality.

At the front, you'll find a garden area and on-street parking to cater to your parking needs.

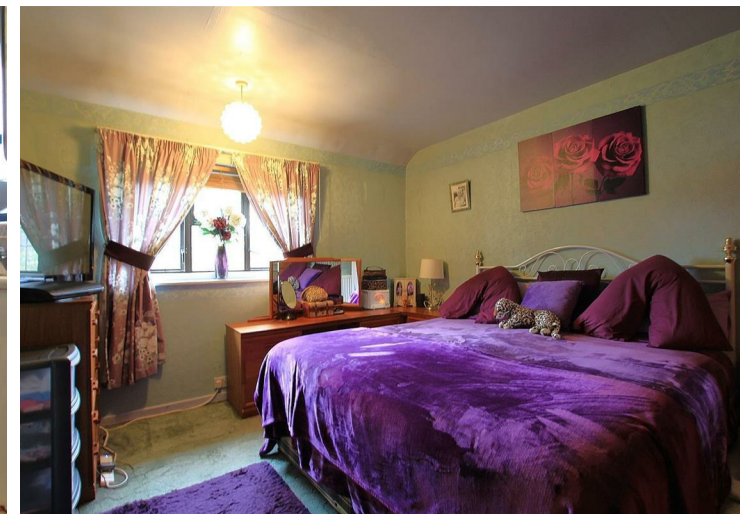
This property offers significant development opportunities (STPP) for those with a vision to customise their living space or potentially expand.

Sited moments away from excellent nearby transport links such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. The property also falls within the catchment for various local reputable schools such as Norwood Green Infant & Nursery School, Springwell School and Khalsa Primary School.

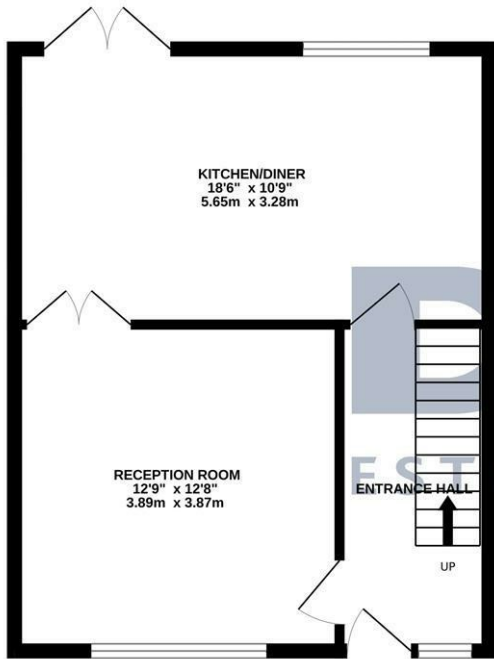


## Key Features

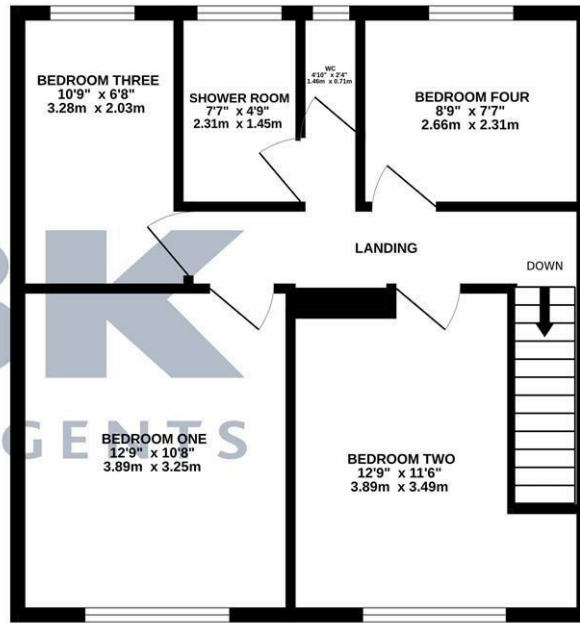
- Terrace Property
- Circa 953 Sq.Ft
  - Four Bedrooms
  - Reception Room
  - Kitchen/ Diner
- Family Bathroom with Separate WC
- Lengthy Rear Garden with Side Gated Access
  - Front Garden + On Street Parking
- Wealth of Development Opportunity (stpp)
- Southall Station (Elizabeth Line) 1 mile



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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