



**St. Marys Avenue South, Norwood Green, UB2 4LS**  
**Guide Price £849,950**

**DBK**  
ESTATE AGENTS





## St. Marys Avenue South, Norwood Green, UB2 4LS Guide Price £849,950

Nestled on this sought-after residential road in the picturesque Norwood Green comes this exceptional detached house offered with No Onward Chain.

Boasting a total area of approximately 1,055 square feet, this residence offers three inviting bedrooms, a spacious reception room complemented by a separate dining room, a kitchen, a well-appointed family bathroom supplemented by a separate WC and ground floor cloakroom.

Outside, the well-maintained rear garden beckons with its tranquil ambience, enhanced by side gated access for added privacy and convenience. The front garden provides off-street parking, while an integral garage offers additional storage space and utility.

With scope for development (subject to planning permission), this property presents an opportunity to unleash your creativity.

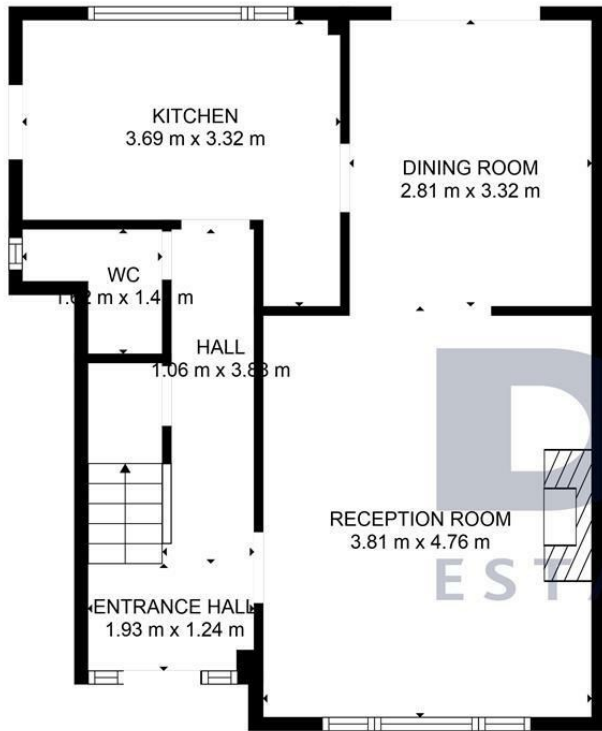
Located in the leafy and picturesque village of Norwood Green, it lays nearby to open green spaces including The National Trust Osterley Park and Norwood Green Park. The reputable Khalsa Primary School and St. Mary's Church of England Primary School are within short walk. Southall Station also lays close by connecting commuters to The City and the A4/M4 serves Central London, Heathrow Airport and neighbouring towns.



## Key Features

- No Onward Chain
- Sought After Residential Road
- Scope for Development (stpp)
  - Detached House
  - Circa 1,055 Sq.Ft
  - Three Bedrooms
- Reception Room + Dining Room
  - Kitchen
- Family Bathroom with Sep. WC + Ground Floor WC
- Well Maintained Rear Garden with Side Gated Access + Front Garden with Off Street Parking + Integral Garage





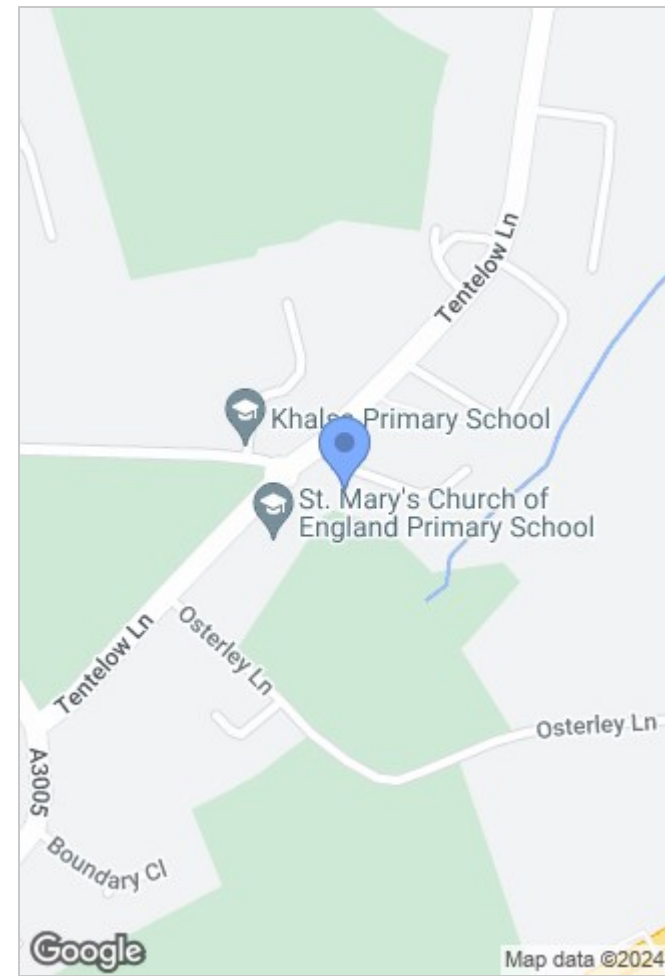
FLOOR 1



FLOOR 2

**TOTAL: 96 m<sup>2</sup>**  
 FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 48 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 5 m<sup>2</sup>, EAVES STORAGE: 7 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
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) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

South Road, Southall, UB1 1SW  
 Tel: 0208 571 4646  
 Email: southall@dbkestates.com  
 www.dbkestates.com