



**Craneswater Park, Norwood Green, UB2 5RW**  
**Guide Price £925,000**

**DBK**  
ESTATE AGENTS





## Craneswater Park, Norwood Green, UB2 5RW Guide Price £925,000

Nestled on a sought-after picturesque road, this charming link-detached home is full of potential and is offered with No Onward Chain.

Spanning approximately 1,327 sq.ft, the property provides ample living space and an exciting opportunity for those looking to renovate and develop (subject to planning permission).

The home features THREE generously sized bedrooms, two spacious reception rooms along with a functional kitchen and a family bathroom offering convenience and comfort.

Outside, the rear garden is a private retreat, complete with a shed and an outdoor WC it is ideal for garden enthusiasts or those who enjoy outdoor living. The front garden enhances the property's curb appeal and includes off-street parking and a garage, adding to the home's practicality.

While in need of modernisation, this property offers a blank canvas for creating a personalised and contemporary living space.

Situated in the picturesque village of Norwood Green this property is surrounded by lush green spaces, including The National Trust Osterley Park and Norwood Green Park. The area is home to the esteemed Khalsa Primary School and is conveniently located near Southall Station. Both Ealing and Hounslow are just a short distance away, with easy access to the A4/M4, M25 and M40 connecting you effortlessly to Central London, Heathrow Airport, and neighbouring towns.



## Key Features

- No Onward Chain
- Link Detached Home
- In Need of Modernisation + Scope for Development (stpp)
  - Three Bedrooms
- Two Reception Rooms
  - Kitchen
  - Family Bathroom
- Rear Garden with Shed + Outdoor WC
- Front Garden with Off Street Parking + Garage
  - Circa 1,327 Sq.Ft





# Craneswater Park, UB2 5RW

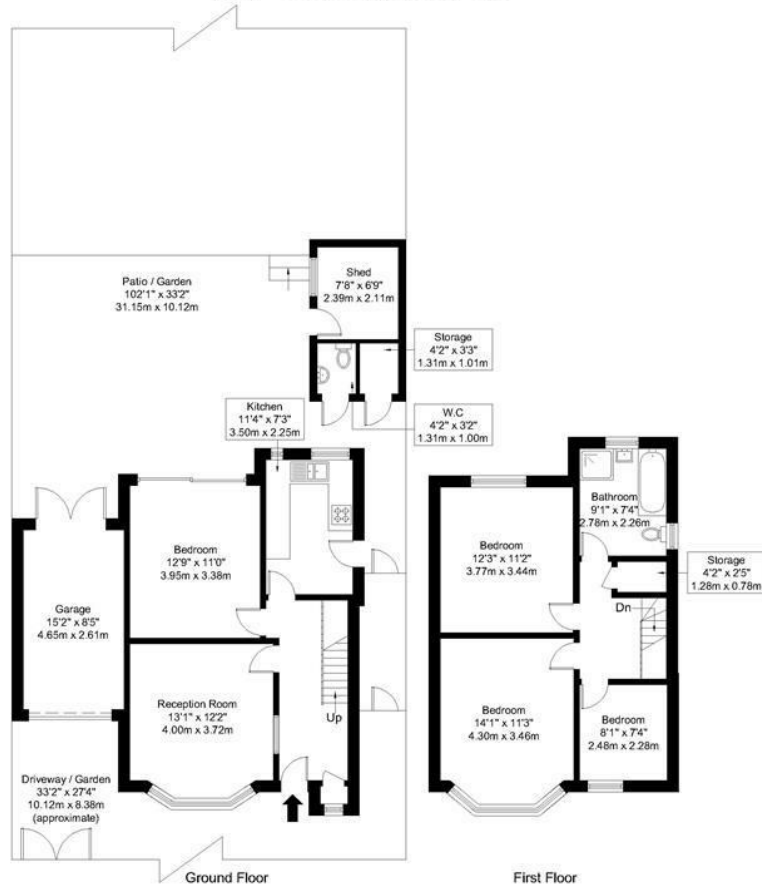
Approx Gross Internal Area = 105.3 sq m / 1133 sq ft

Annexe = 18 sq m / 194 sq ft

Driveway / Garden = 89 sq m / 958 sq ft

Patio / Garden = 383.5 sq m / 4128 sq ft

Total = 585.9 sq m / 6307 sq ft

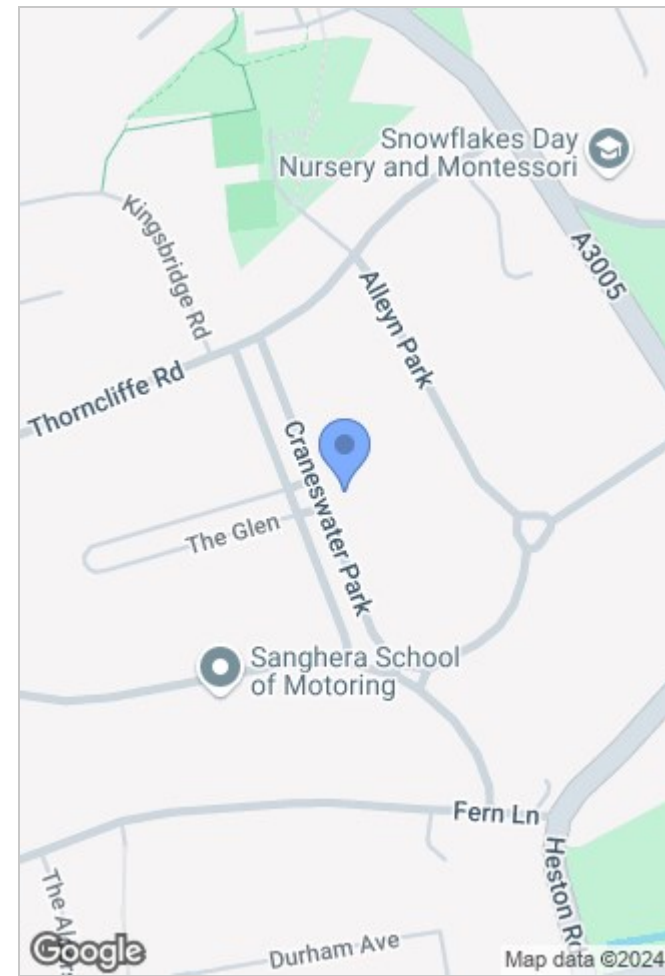


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(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>			78
(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	

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