



Barnes Avenue, Norwood Green, UB2 5SA
Guide Price £399,950

DBK
ESTATE AGENTS



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This charming terrace property offers comfortable living space with NO ONWARD CHAIN making it an ideal choice for families and investors.

With two spacious bedrooms and a bright reception room, this home is designed to provide ample space for relaxation and entertainment. The family bathroom and convenient ground floor WC ensure practicality, while built-in storage cupboards add to the home's functionality.

The property features a rear garden perfect for outdoor activities, a front garden, allocated parking space, visitors parking and ample on street parking for added convenience.

Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station, Hounslow Central and Osterley Underground Stations 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. Reputable schools such as The Rosary Roman Catholic Primary School, Khalsa Primary School, Norwood Green Infant and Nursery School, Featherstone High School and Heston Community School can be found nearby.

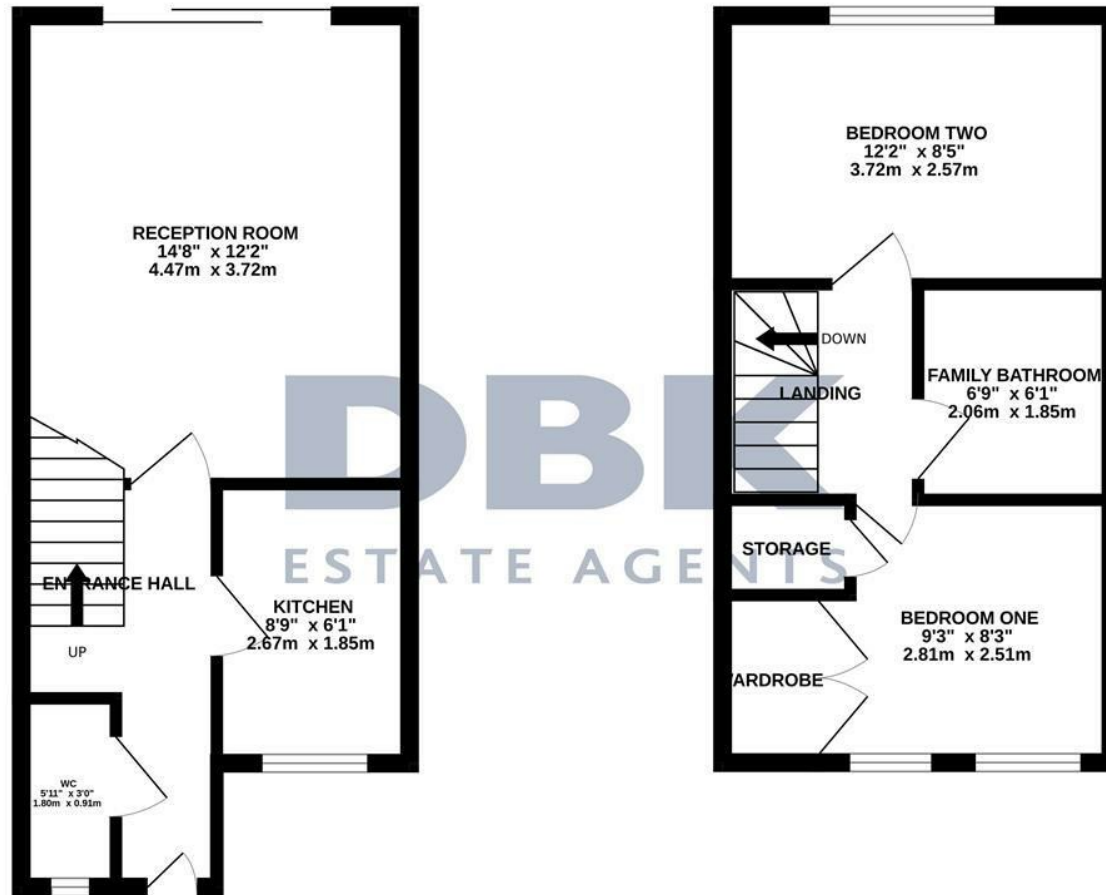
Key Features

- No Onward Chain
- Terrace Property
 - Two Bedrooms
 - Kitchen
 - Reception Room
- Modern Family Shower Room/ WC + Ground Floor WC
- Front + Rear Gardens
- Allocated Parking Space + Ample On Street Parking
- Scope for Rear Extension (stpp)
 - Circa 596 Sq.Ft



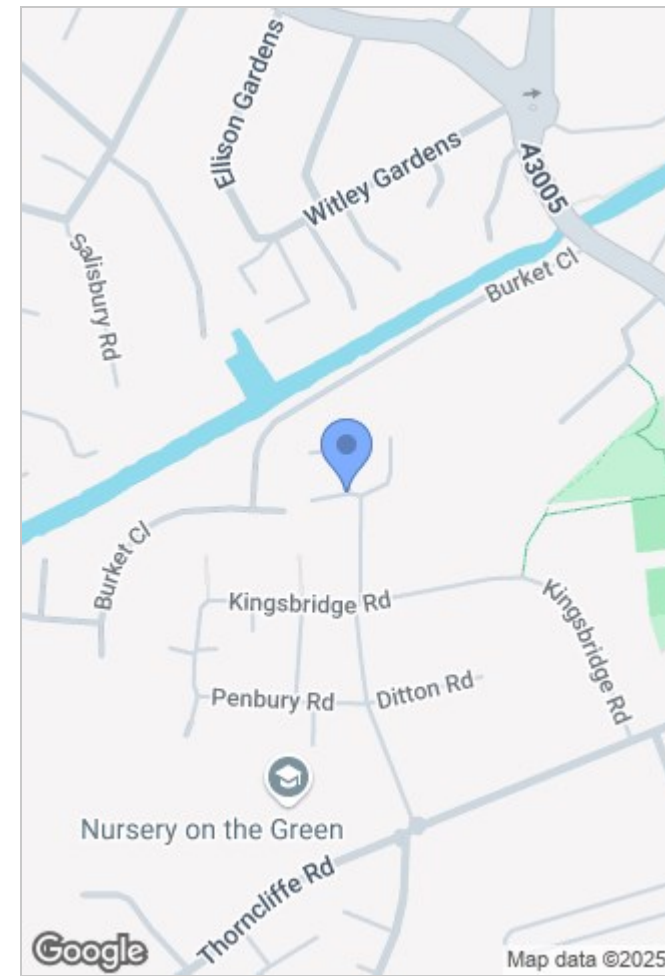
GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.3 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) A		93
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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