



**Thorncliffe Road, Norwood Green, UB2 5RN**  
**Guide Price £825,000**

**DBK**  
ESTATE AGENTS



## Thorncliffe Road, Norwood Green, UB2 5RN Guide Price £825,000

Situated on a PRIME CORNER PLOT and offered with NO ONWARD CHAIN this semi-detached home presents a wealth of development opportunity (subject to planning permission).

This home's standout feature is its exceptional scope for development, with the potential for a double-storey side extension, ground floor and part first-floor rear extensions, a loft conversion and even a brick outbuilding (subject to planning).

The property currently features three bedrooms, two reception rooms, a kitchen and a family bathroom with separate WC. Outside, the lengthy and wide rear garden offers rear vehicle access and side access along with a garage, while the front garden provides the potential for off-street parking.

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

## Key Features

- Corner Plot with No Onward Chain
- Wealth of Development Opportunity (stpp)
- Semi-Detached Home with Rear Vehicle Access
  - Three Bedrooms
  - Two Reception Rooms
  - Family Bathroom with Sep. WC
    - Kitchen
- Rear Garden with Garage, Rear + Side Access
- Front Garden with Potential for Off Street Parking
- Scope for Double Storey Side Extension, Ground + Part First Floor Rear Extension, Loft Conversion + Brick Outbuilding (stpp)



# Thorncliffe Road, UB2 5RN

Approx Gross Internal Area = 84 sq m / 904 sq ft

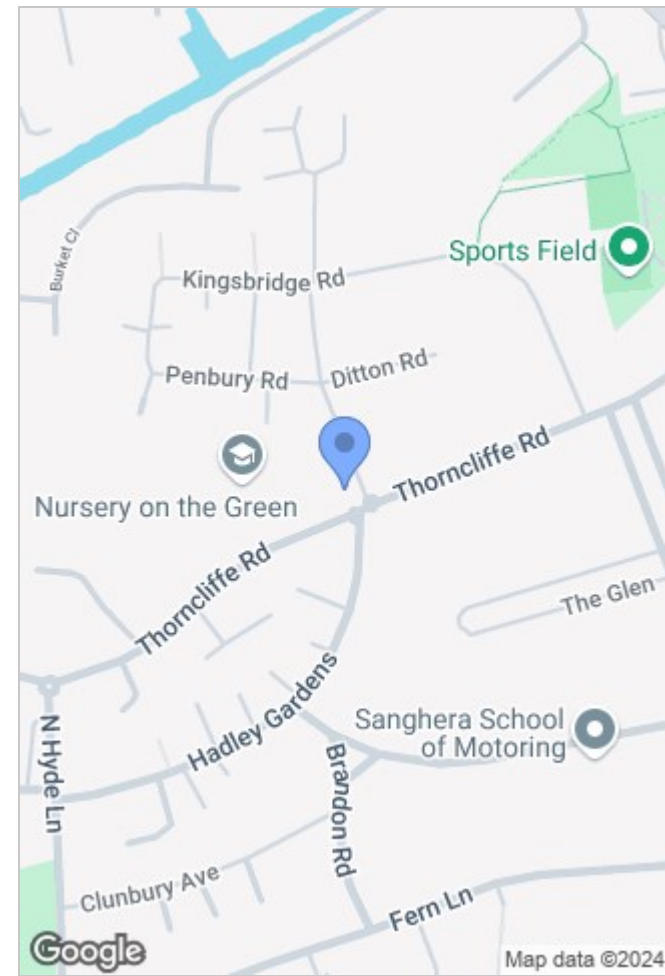
Garden = 258.25 sq m / 2779 sq ft

Total = 437.58 sq m / 4710 sq ft



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. 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) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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			
(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	