



**Kingsbridge Road, Norwood Green, UB2 5RU**  
**Guide Price £565,000**

**DBK**  
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## Kingsbridge Road, Norwood Green, UB2 5RU

### Guide Price £565,000

This extended terrace property is available with No Onward Chain and offers excellent scope for development, subject to planning permission.

The home features three spacious bedrooms, a bright through lounge, and a modern extended kitchen and dining area. A family bathroom on the upper floor is complemented by a ground floor shower room for added convenience.

The rear garden provides ample outdoor space, along with a brick outbuilding that benefits from rear access. The property also includes a front garden with 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.



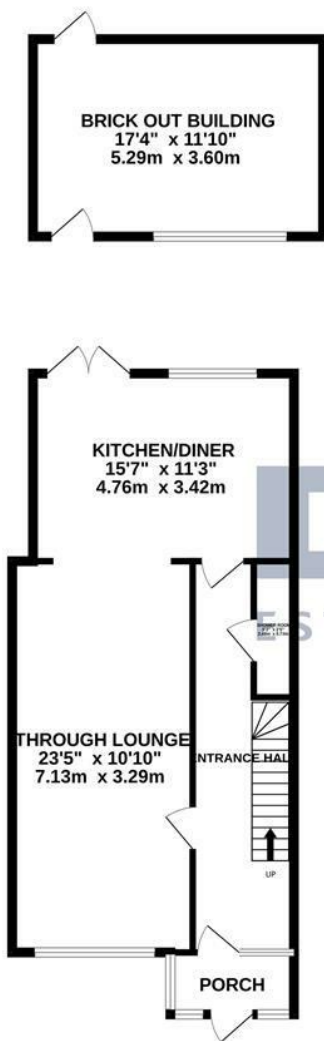
## Key Features

- No Onward Chain
- Scope for Development (stpp)
  - Extended Terrace Property
  - Three Bedrooms
  - Through Lounge
- Modern Extended Kitchen/ Diner
- Family Bathroom + Ground Floor Shower Room
- Rear Garden
- Brick Out Building with Rear Access
- Front Garden with Off Street Parking

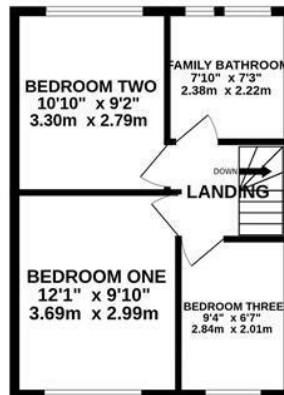




GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



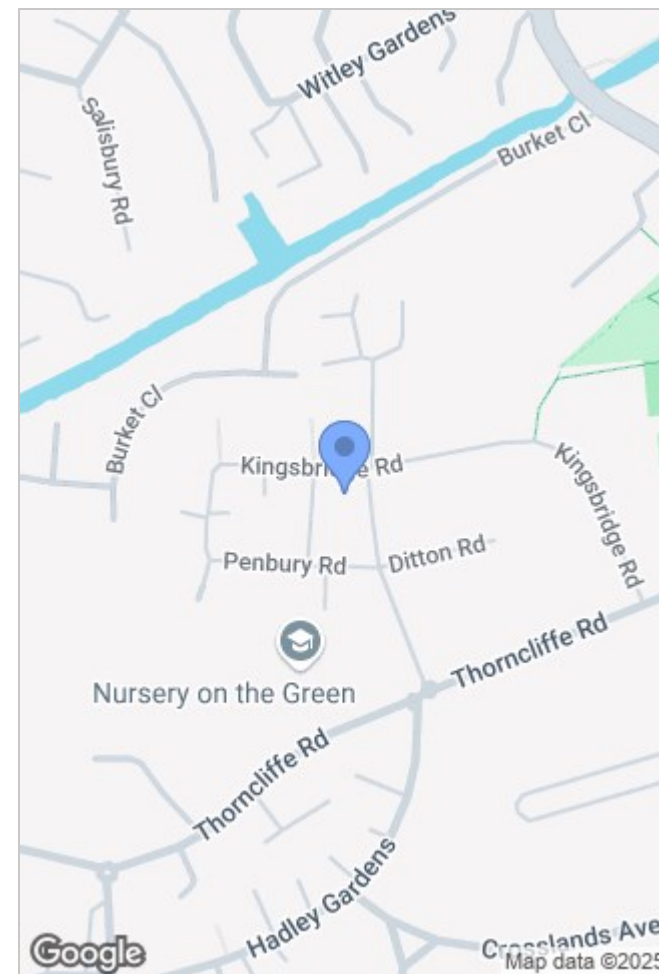
1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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		
(81-91) B		
(69-80) C		
(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 <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	

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