



Burket Close, Norwood Green, UB2 5NR
Guide Price £625,000

DBK
ESTATE AGENTS



This charming detached property, offering approximately 1,050 sq.ft of well-presented living space, is ideally situated on a scenic residential road.

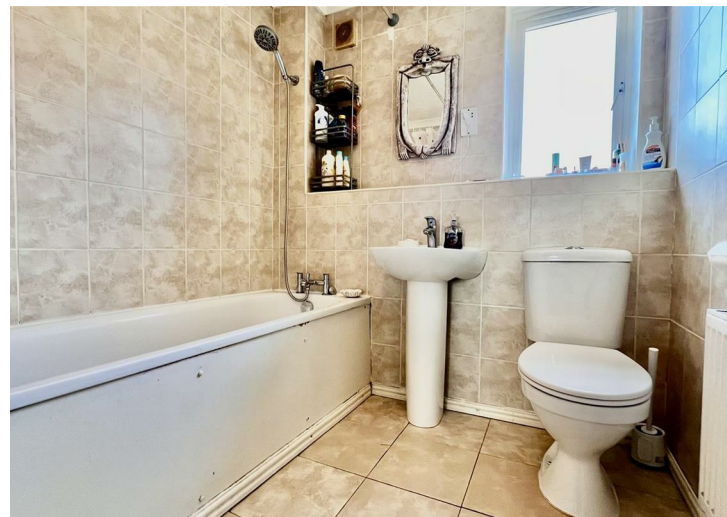
The home features three generously sized bedrooms, a spacious and bright reception room, and a modern kitchen thoughtfully designed for both functionality and style. A chic family bathroom suite is complemented by the convenience of a ground floor WC.

Outside, the property boasts a beautifully maintained rear garden, perfect for relaxing or entertaining, as well as a front garden that includes off-street parking. Additionally, a garage provides further practicality with potential for conversion, subject to planning permission.

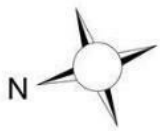
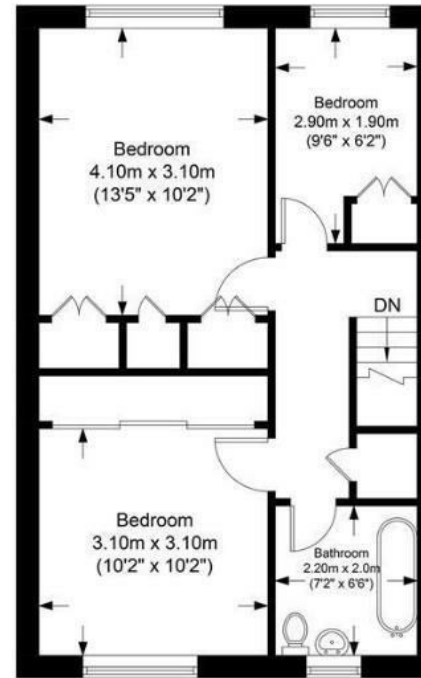
Sited within walking distance to the Grand Union Canal and excellent nearby transport links such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 and A40 can be found within close proximity. Reputable schools such as Khalsa Primary School, Norwood Green Junior School and Featherstone High School can all be found within a short walk.

Key Features

- **Detached Property Circa 1,050 Sq.Ft**
 - **Well Presented Throughout**
 - **Scenic Residential Road**
 - **Three Bedrooms**
 - **Large Reception Room**
 - **Modern Kitchen**
 - **Chic Family Bathroom Suite + Ground Floor WC**
 - **Well Maintained Rear Garden**
 - **Front Garden with Off Street Parking**
 - **Garage with Scope for Conversion (stpp)**



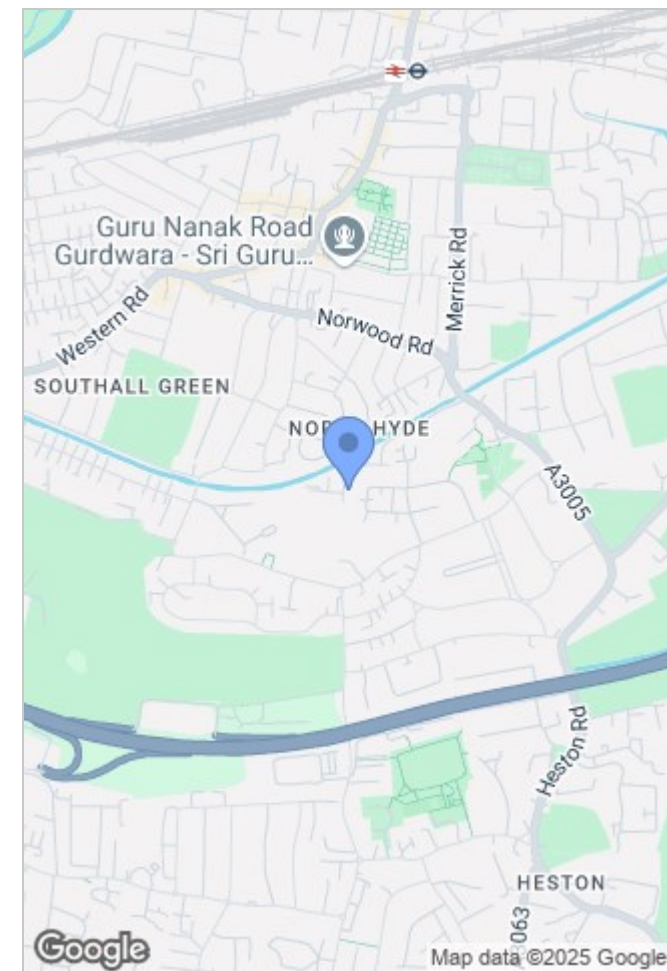
Approximate Gross Internal Floor Area : 97.57 sq m / 1050.23 sq ft
 Garden Measurement - (12.40m x 8.40m = 40'8" x 27'6")



Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.



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 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	