



**Penbury Road, Norwood Green, UB2 5RX**  
**Guide Price £725,000**

**DBK**  
ESTATE AGENTS



This spacious and well-presented extended semi-detached home offers approximately 1,839 sq. ft of versatile living space, ideal for growing families or those seeking extra room to accommodate modern lifestyles.

The property features five generous bedrooms, three reception rooms, and a modern extended kitchen/diner that serves as the heart of the home. On the first floor, a well-appointed family bathroom serves the bedrooms. Additional ground floor conveniences include a utility area and a WC. A bright conservatory adds further living space, while an attached garage offers secure storage or parking options.

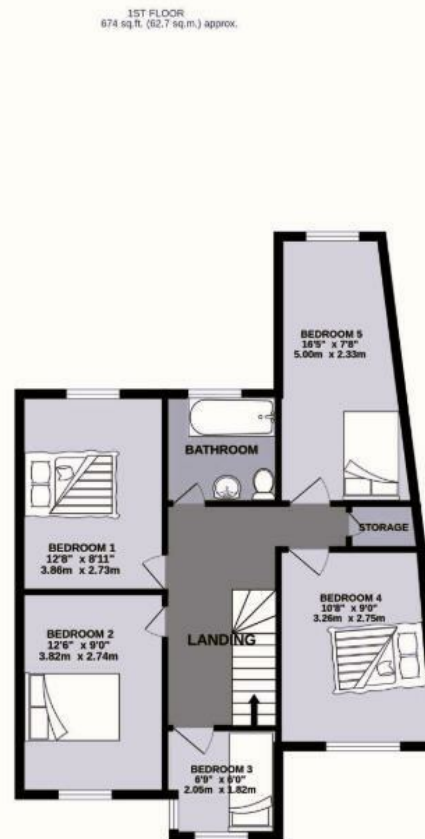
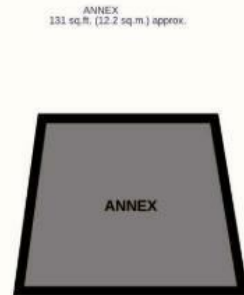
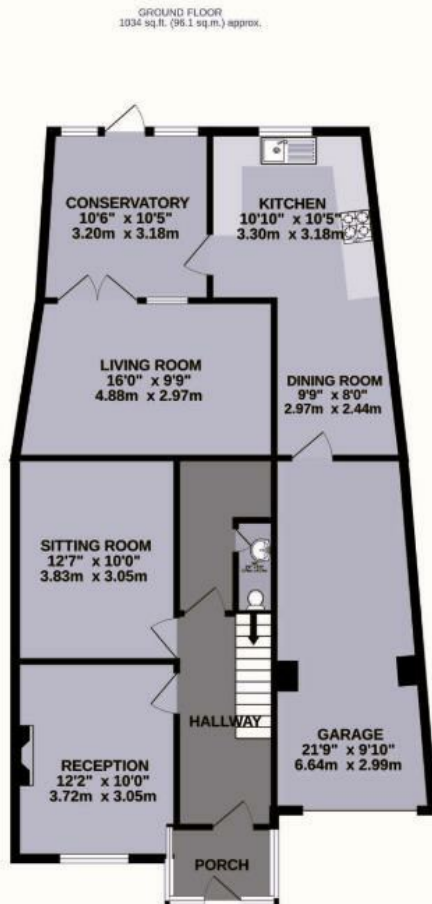
The rear garden is complemented by a brick outbuilding with rear access, perfect for use as a home office, gym, or workshop. The front garden provides ample off-street parking.

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

- **Extended Semi-Detached Property**
  - Circa 1,839 Sq.ft
  - Five Bedrooms
  - Three Reception Rooms
  - Modern Extended Kitchen/ Diner
  - Utility Area + Ground Floor WC
  - Conservatory + Integral Garage
  - First Floor Family Bathroom
- **Rear Garden with Brick Outbuilding + Rear Access**
- **Front Garden for Off Street Parking**

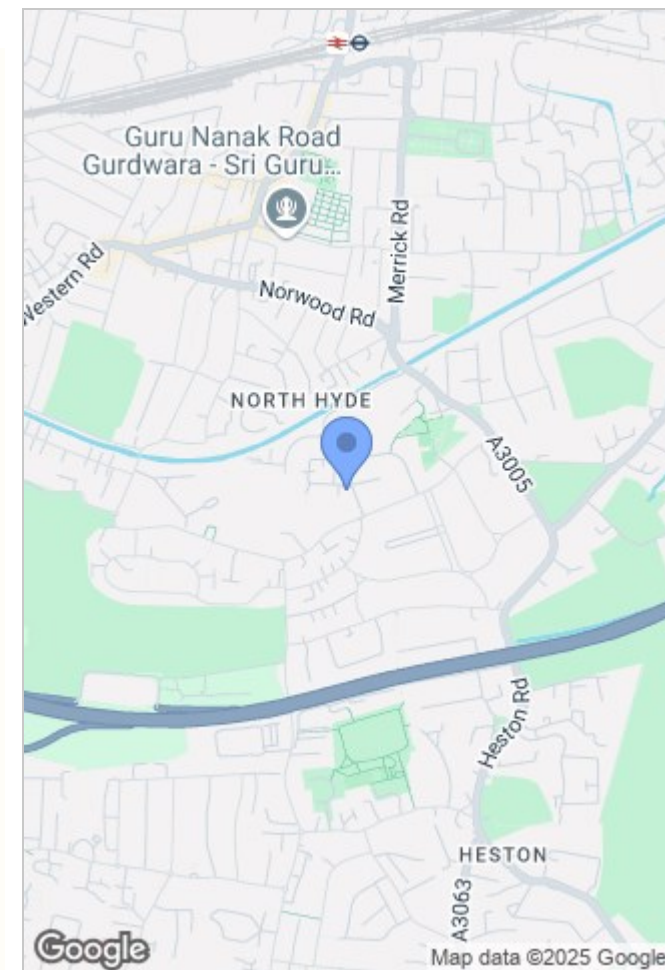




TOTAL FLOOR AREA : 1839 sq.ft. (170.9 sq.m.) approx.

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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>83</b> |
| (69-80) <b>C</b>                            | <b>71</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (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>                                              |         |           |
| (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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