Minterne Avenue | Southall | UB2 4HN

£995,000

Discover the epitome of suburban living in this beautiful 4-bed, 2-bath freehold semi-detached house nestled in the sought-after area of Norwood Green UB2. Upon arrival, be greeted by the convenience of a front driveway for parking and a partially laid lawn, setting the tone for the charm within. Step through the porch into the entrance hallway, where ample light flows seamlessly into the living room and second living/dining room, perfect for hosting gatherings or quiet evenings in. The fully fitted kitchen offers practicality and style, while an outdoor modern WC adds convenience. Outside, a huge private rear garden awaits, providing a tranquil retreat for relaxation or outdoor entertaining. Upstairs, discover four well-sized bedrooms and a family bathroom, offering comfort and space for the whole family. The property boasts immense potential for extension and development (STPP), with opportunities to expand into the side, rear, and loft areas.

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

RECEPTION
14'0" x 11'7"
4.26m x 3.53m

KITCHEN
18'0" x 7'6"
5.48m x 2.29m

5'3" x 3'1"
1.60m x 0.94m

LOUNGE
14'2" x 12'9"
4.31m x 3.88m

HALLWAY
12'9" x 4'6"
3.9m x 3.30m

PORCH
6'4" x 3'4"
1.93m x 1.01m

WC
4'1" x 3'3"
1.66m x 1.00m

BEDROOM
12'0" x 10'5"
3.66m x 3.19m

BEDROOM
9'11" x 9'0"
3.02m x 2.74m

HALLWAY

BATHROOM
6'2" x 5'11"
1.89m x 1.81m

BEDROOM
9'4" x 6'6"
2.84m x 1.98m

BEDROOM
12'10" x 9'0"
3.91m x 2.74m

HILTONS ESTATES

TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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- • **Stunning 4-bed, 2-bath freehold semi-detached house in sought-after Norwood Green UB2**

- • **Front driveway for parking, partially laid lawn, and porch leading to entrance hallway**

- • **Spacious living room, second living/dining room, and fully fitted kitchen on the ground floor**

- • **Huge private rear garden offers outdoor retreat, outdoor modern WC for convenience**

- • **Fantastic potential for extension and development (STPP), with easy access to schools, amenities, an**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements