



Minterne Avenue | Southall | UB2 4HP

£1,185,000

Located in the sought-after area of Norwood Green, UB2, this well-presented detached property is perfect for family living and offers off-street parking. The ground floor features a porch, an entrance hallway, a spacious double bedroom, a cozy reception room, a shower room, and a utility area. The highlight is the open-plan living/dining/kitchen area, with patio doors opening to a beautifully maintained private garden with mature shrubs and a lush lawn. Upstairs, a spacious landing leads to two large double bedrooms with fully fitted wardrobes, a third double bedroom, a box room used as a study, and a well-appointed family bathroom. Close to reputed schools, local shops, and amenities, the property offers excellent transport links to Southall, Ealing, Hounslow, Crossrail, and the Piccadilly Line. Additionally, there is an opportunity to extend and develop the property (STPP). Combining comfort, convenience, and an enviable location, this home is perfect for families seeking a well-rounded living experience.



GROUND FLOOR
988 sq. ft. (91.8 sq. m.) approx.

1ST FLOOR
721 sq. ft. (66.9 sq. m.) approx.



TOTAL FLOOR AREA: 1709 sq. ft. (158.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Hiltons Estate Agents (2024)

Contact Details

243 The Broadway

Southall

Middlesex

UB1 1NF

www.hiltons-estates.com

Rajneev@hiltons-estates.com

02085741999

- **Prime Location:** Highly desirable Norwood Green, UB2.
- **Detached Home:** Spacious layout with off-street parking.
- **Modern Living:** Open-plan kitchen/living area leading to a private garden.
- **Extension/development opportunities (STPP)**
- **Close to top schools, shops, and excellent transport links**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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