



**HILTONS ESTATES**

**Ditton Road**

, Southall, UB2 5RZ

- Top Location: Norwood Green, UB2.
- 6 Beds, 3 Baths: Includes 2 en-suites.
- Annex Option: Ground floor suite with lounge.
- Spacious Kitchen/Diner: Modern and open-plan.

**Offers In Region Of £949,950**

EPC Rating '75'







## Property Description

Versatile 6-Bed, 3-Bath Semi-Detached Home in Prime Norwood Green, UB2.

Set in the desirable Norwood Green area, this spacious and well-maintained six-bedroom, three-bathroom semi-detached home offers exceptional flexibility for families, developers, or investors.

The ground floor features a bright entrance porch and hallway, a generous main living room, and a kitchen/diner ideal for entertaining. A unique addition is the en suite bedroom with its own second living area, offering potential for a self-contained unit-perfect for guests, rental, or extended family.

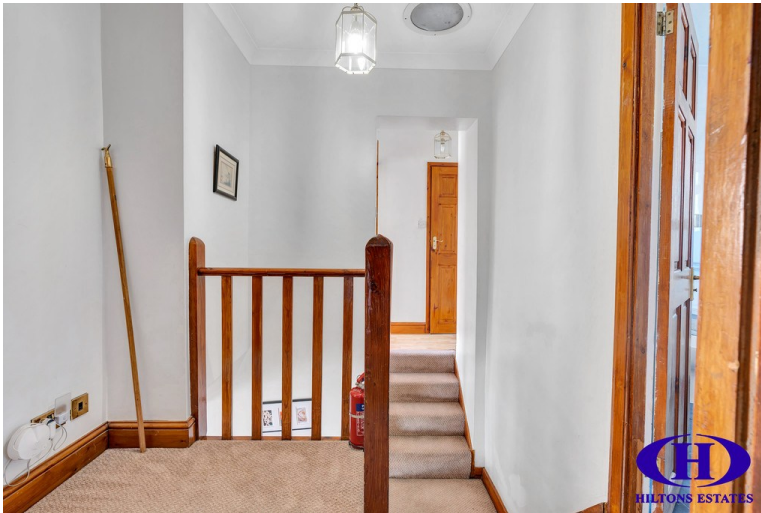
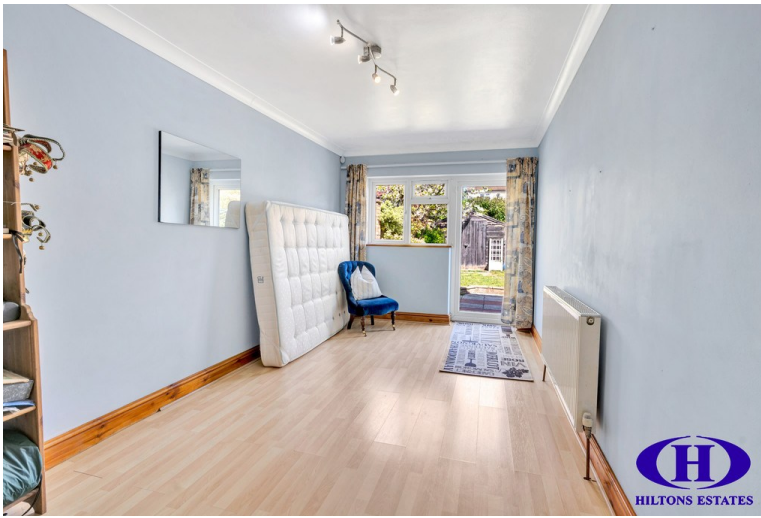
Upstairs, there are five well-sized bedrooms, including a master with an ensuite, and a stylish family bathroom. The rear garden is low-maintenance with mature shrubs and laid to lawn, perfect for outdoor enjoyment and entertaining. Further highlights include off-street potential, scope for extension and development (STPP), and a renewable HMO license-details available on request.

A rare and exciting opportunity in a prime location, close to top schools, transport links, and local amenities.

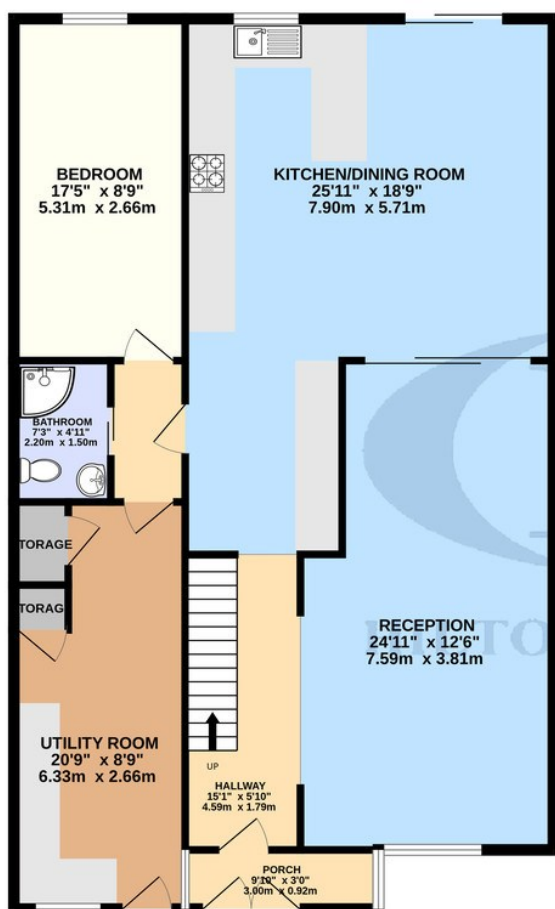
Early viewing highly recommended-call today!



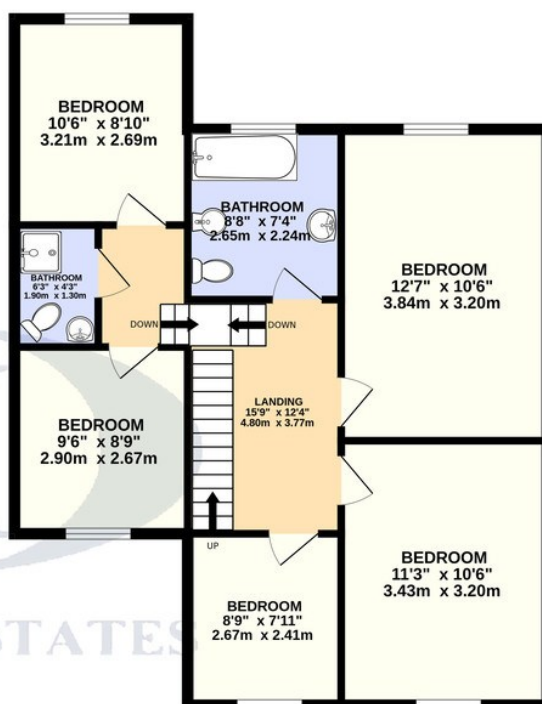




GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (184.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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