



**Shaw
& Co**
ESTATE
AGENTS

OFFERS OVER

£1,250,000

Craneswater Park

Southall, UB2 5RW

PROPERTY SUMMARY

This stunning home enjoys a commanding position in Norwood Green's most prestigious location. Featuring five bedrooms, three reception rooms and a substantial 120ft rear garden.

This family home of grand proportions already provides generous accommodation that includes three reception rooms, five bedrooms and two bathrooms, two w.c's, large integral garage and two large outbuildings.

The substantial plot enjoys a 120ft rear garden with out buildings, many houses on this road with smaller plots have undergone huge re development, confirming this property provides potential to create the perfect family home.

Craneswater Park is part of Norwood Greens Most most desirable neighbourhood, this residence enjoys a prime location with many amenities. Located in the leafy and picturesque village of Norwood Green, nearby to open green spaces including The National Trust Osterley Park and Norwood Green Park. Nearby is the reputable Khalsa Primary School, Southall Railway Station (soon to be connected with the Crossrail Network), both Ealing and Hounslow are a short distance away and the A4/M4 serves Central London and Heathrow Airport.

5



3



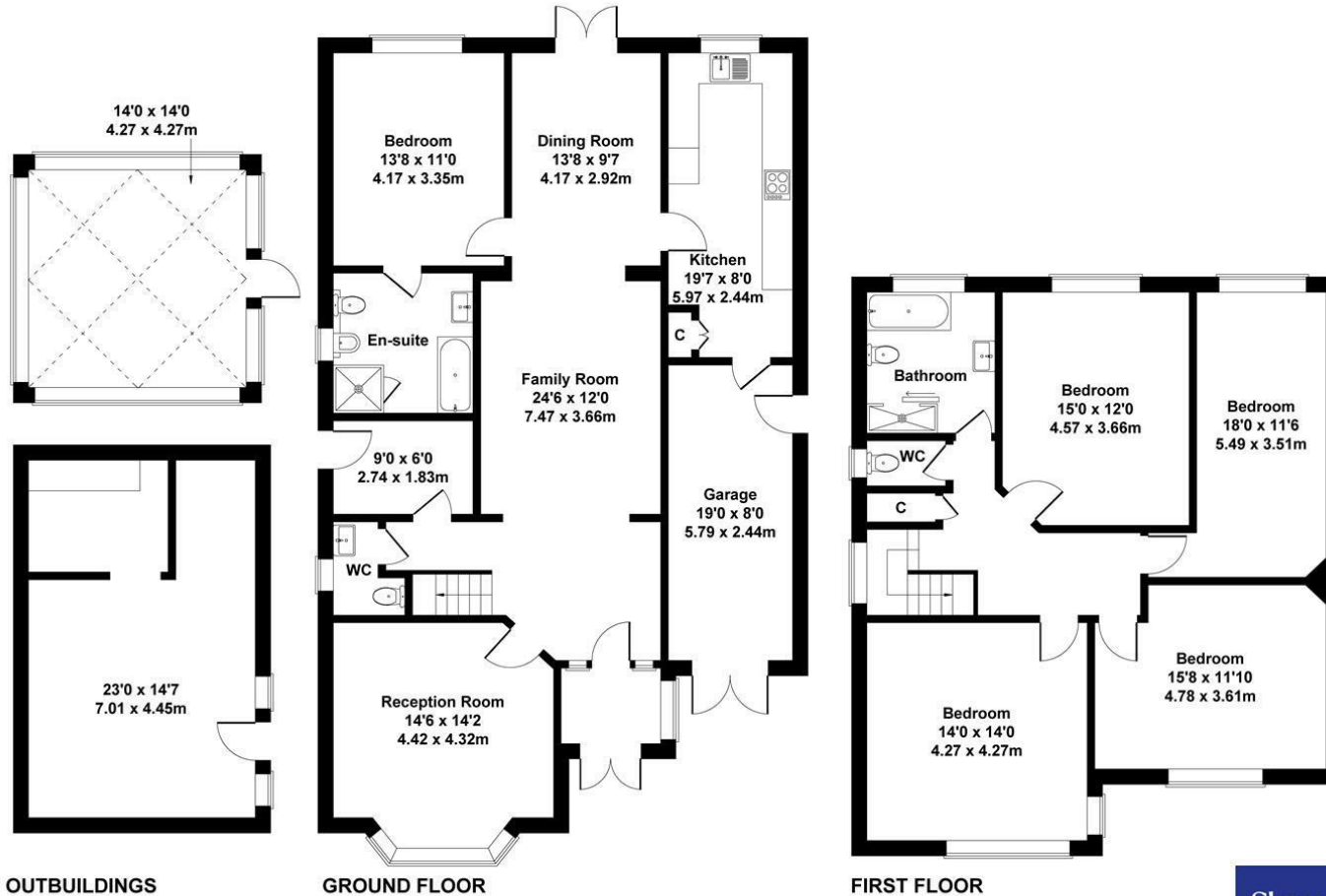
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Craneswater Road

Approximate Gross Internal Area
2852 sq ft - 265 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

LOCAL AUTHORITY

Ealing

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

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		68	78
		EU Directive 2002/91/EC	



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

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