



**Shaw
& Co**
ESTATE
AGENTS

OFFERS OVER

£815,000

Wimborne Avenue

Norwood Green, UB2 4HB

PROPERTY SUMMARY

A charming and rare find on this premier road in Norwood Green. This delightful semi detached house, built in 1940, offers a generous 1,173 sq ft of living space with three bedrooms, making it the perfect family home.

Situated in a sought after location, this property is within walking distance to reputable schools, making it an ideal choice for families with children. The rarity of this find on such a prestigious road adds to its appeal, offering a sense of exclusivity and desirability.

With scope for further improvements, this property presents an exciting opportunity for those looking to add their personal touch and enhance its already impressive features. The potential for customisation allows you to create a space that truly reflects your style and preferences.

Don't miss out on the chance to own this three bedroom semi detached gem in a prime location. Embrace the opportunity to make this house your home and enjoy the benefits of living in such a well-regarded area. Book a viewing today and step into the future of your dream home!

3



1

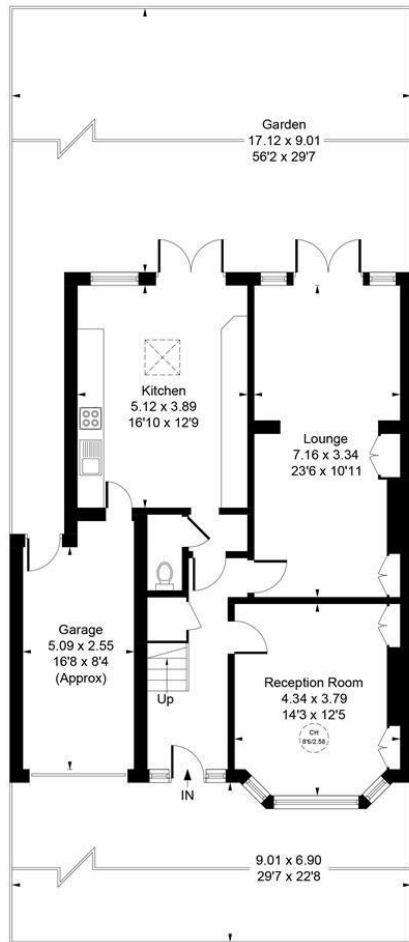


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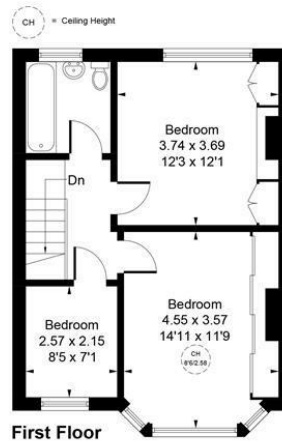


Approximate Gross Internal Area = 137.87 sq m / 1484 sq ft
(Including Garage)



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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First Floor

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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