

£650,000

Shaftesbury Avenue

Southall, UB2 4HH

PROPERTY SUMMARY

Nestled in one of Norwood Greens premier roads. This charming detached two bedroom house boasts exciting scope to extend, allowing you to personalise and expand your living space to suit your needs. Whether you envision a larger kitchen, or additional bedrooms, the possibilities are endless.

The property offers two spacious reception rooms, open plan kitchen dinner, two bathrooms and two generously sized bedrooms.

One of the standout features of this property is the side garage, providing valuable storage space or the potential to extend. There is also front off street parking available for up to two vehicles.

Available to the market with no onward chain. Opportunity not to be missed.

2



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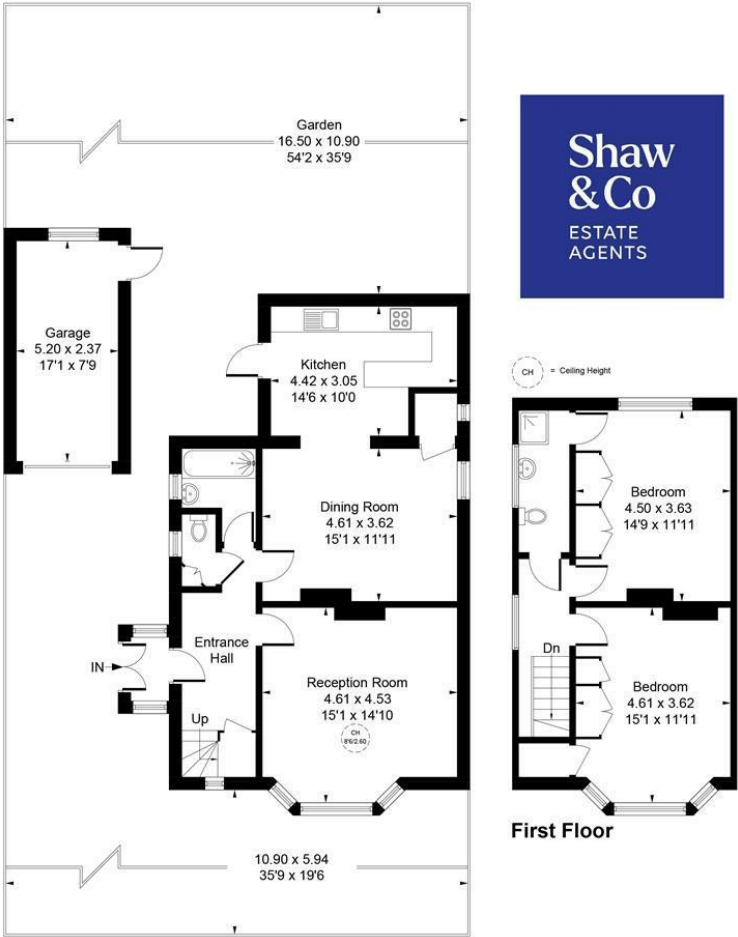


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Approximate Gross Internal Area = 113.45 sq m / 1221 sq ft
Garage = 12.86 sq m / 139 sq ft
Total = 126.31 sq m / 1360 sq ft



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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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		
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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