

£1,250,000
Melbury Avenue
Southall, UB2 4HT

PROPERTY SUMMARY

A well beautifully presented 5 Bedroom Detached family home, set in the sought-after Norwood Green area of Southall, this home enjoys a peaceful, community-led setting while staying brilliantly connected. With Southall's Elizabeth line within easy reach and great road links to the A4/M4 and Heathrow, it's ideal for commuters. Residents benefit from nearby parks, well-regarded schools, local shops and amenities, plus a fantastic choice of dining and retail in Ealing and Hounslow offering the perfect balance of suburban calm and London convenience.

Internally, the property boasts a spacious through-lounge reception room, cleverly divided by bi-folding doors to create a flexible layout perfect for added privacy or opening up the space for larger family and guest gatherings. The ground floor also features a separate, fully fitted kitchen with a handy utility room, plus a versatile additional room ideal as a sixth bedroom, home office or study. Further benefits include under floor heating to the ground floor and air conditioning throughout.

The first floor offers five well-proportioned bedrooms, all benefitting from air conditioning throughout, along with a contemporary family bathroom suite.

Other benefits include a large rear garden, mainly laid to lawn and front off street parking for up to 4 cars.

5



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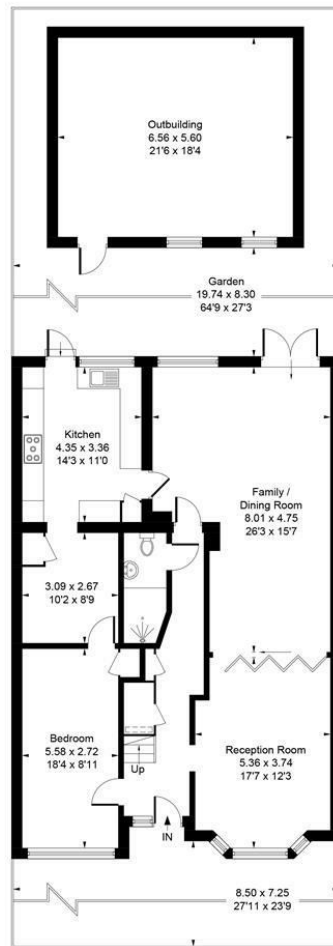








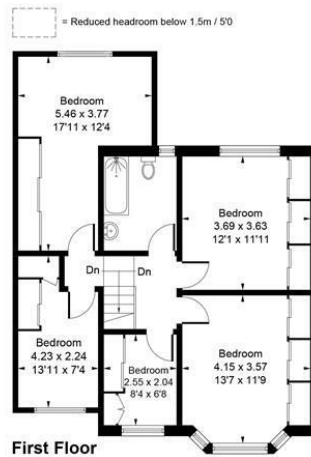
Approximate Gross Internal Area = 186.96 sq m / 2012 sq ft
 Outbuilding = 37.13 sq m / 400 sq ft
 Total = 224.09 sq m / 2412 sq ft



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

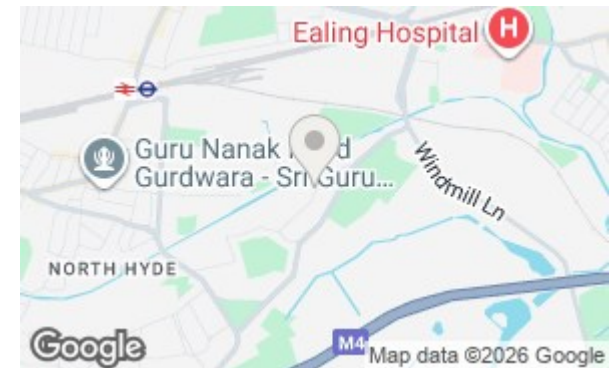
COUNCIL TAX BAND

F

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	
		69	82



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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