



**Shaw  
& Co**  
ESTATE  
AGENTS

**£899,950**

**Wimborne Avenue**

Southall, UB2 4HB

## PROPERTY SUMMARY

Nestled in the charming residential area of Norwood Green, this delightful semi-detached house on Wimborne Avenue offers an exceptional opportunity for families seeking a spacious and comfortable home. Built in the 1930s, the property retains a sense of character while providing modern living.

Boasting five generously sized bedrooms and two bathrooms, this home is perfect for larger families or those who desire extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style. The layout of the house promotes a warm and inviting atmosphere, making it a wonderful place to create lasting memories. Additionally, the house benefits from parking space for two vehicles, a valuable asset in this sought-after location.

Norwood Green is known for its local parks, schools, and shops within easy reach, residents can enjoy a balanced lifestyle that combines urban conveniences.

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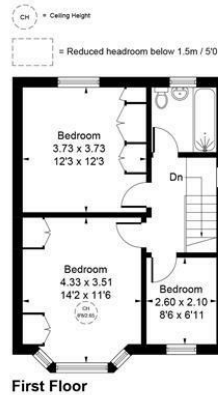
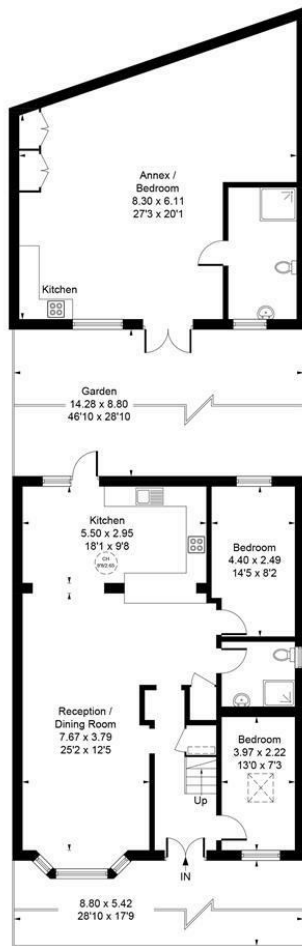


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Approximate Gross Internal Area 136.33 sq m / 1468 sq ft  
 Annex = 62.75 sq m / 675 sq ft  
 Total = 199.08 sq m / 2143 sq ft



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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**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			85
(69-80) C		72	
(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

**Shaw & Co**  
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