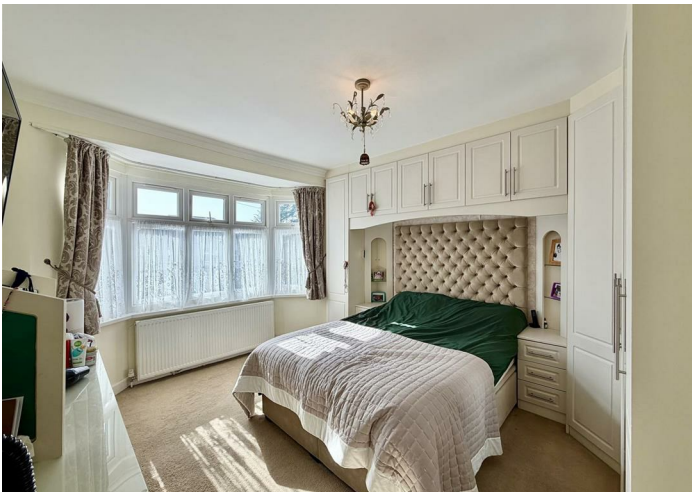




Minterne Avenue, Norwood Green, UB2 4HN
Guide Price £1,050,000

DBK
ESTATE AGENTS



Situated on a highly sought-after residential road, this impressive double-fronted extended semi-detached home offers generous living space, stylish modern finishes and excellent potential for further development (subject to the planning permissions).

Beautifully modernised throughout, the property boasts a well-balanced layout with three versatile reception rooms, the heart of the home is a chic contemporary kitchen fitted with integrated appliances and elegant granite worktops, complemented by a practical utility room, a convenient ground floor WC and bedroom four.

Upstairs, the property offers three well-proportioned bedrooms alongside a stylishly appointed family bathroom suite.

Externally, the home benefits from a large rear garden with a patio area, perfect for outdoor dining and entertaining, while the brick-paved front garden provides valuable off-street parking.

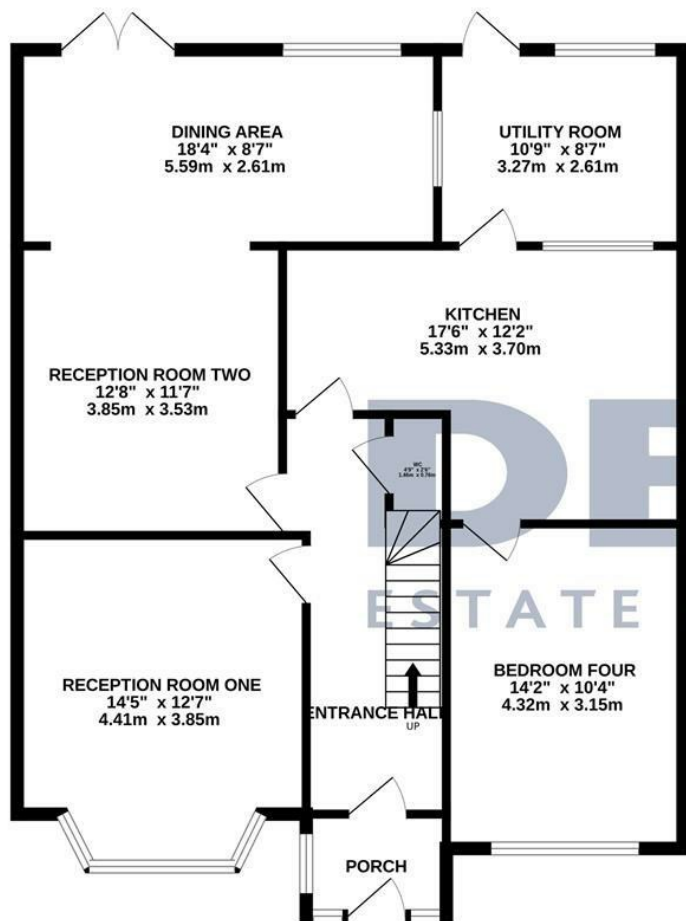
Located in the leafy and picturesque village of Norwood Green, it lays nearby to open green spaces including The National Trust Osterley Park and Norwood Green Park. The reputable Khalsa Primary School and St. Mary's Church of England Primary School are within short walk. Southall Station also lays close by connecting commuters to The City and the A4/M4 serves Central London, Heathrow Airport and neighbouring towns.

Key Features

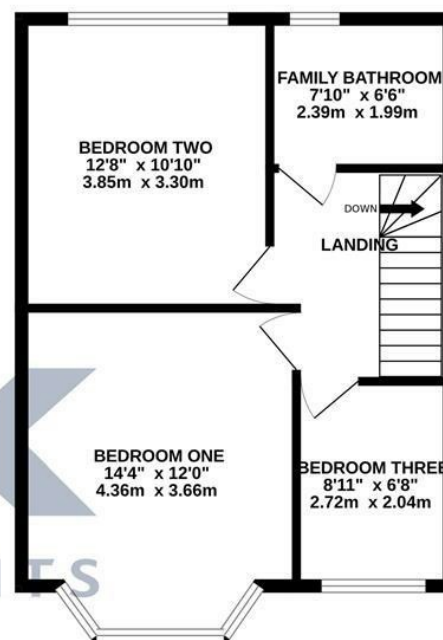
- **Prominent Residential Road + Scope for Further Development (stpp)**
- **Double Fronted Extended Semi-Detached Home**
- **Modernised Throughout with Sleek Finishes**
 - **Four Bedrooms**
 - **Three Reception Rooms**
- **Chic Kitchen with Integrated Appliances + Granite Worktops**
 - **Stylish Family Bathroom Suite**
 - **Utility Room + Ground Floor WC**
 - **Large Rear Garden with Patio Area**
- **Brick Paved Front Garden Providing Off Street Parking**



GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

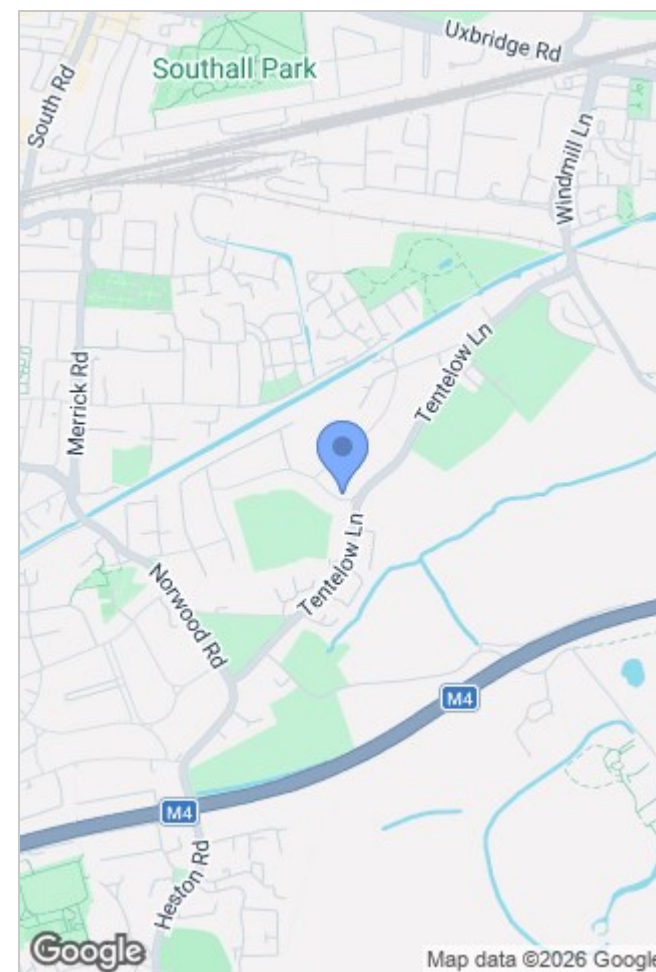


1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		