



HILTONS ESTATES

Shaftesbury Avenue

Norwood Green, Southall, UB2 4HH

- Renovated 4-bedroom detached home with modern interiors
- Spacious living room, family room & extended kitchen/diner
- Master bedroom with ensuite plus modern family bathroom
- Off-street parking for 3 cars and large rear garden

Offers In Region Of £1,175,000

EPC Rating '71'





Property Description

A beautifully presented four-bedroom detached home located on the sought-after Shaftesbury Avenue in Southall, UB2. Finished to a high modern standard throughout, the property offers spacious and well-designed family living.

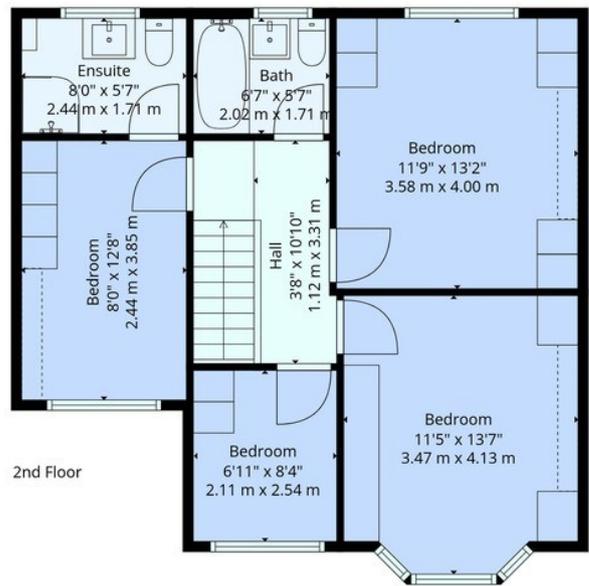
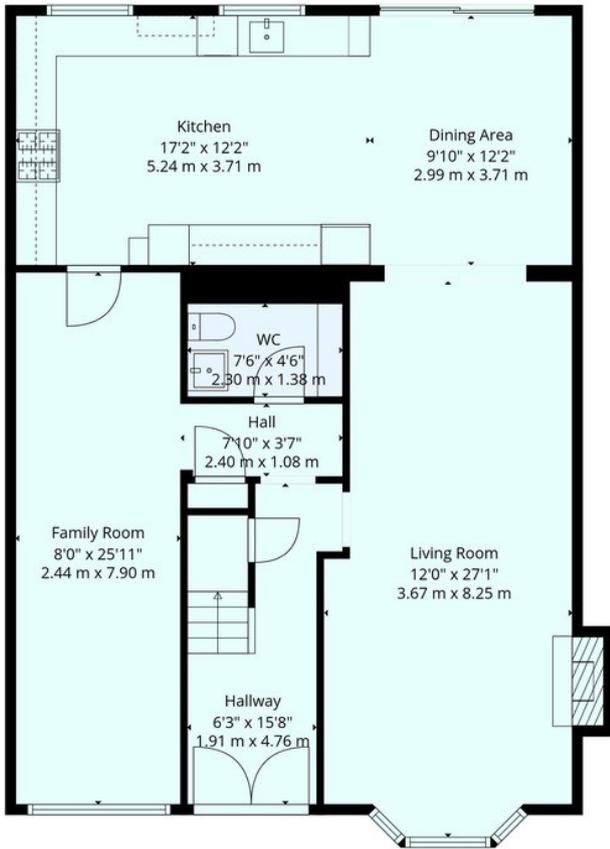
The ground floor comprises a bright living room, separate family room, a stunning extended kitchen with dining area, and a convenient family WC. The first floor features four spacious bedrooms, including a master bedroom with ensuite, along with a modern family bathroom.

Externally, the property benefits from off-street parking for up to three cars and a tranquil, spacious rear garden.

Ideally situated close to a range of local amenities, reputable schools, and excellent transport links including Southall Station (Elizabeth Line), providing fast connections into Central London. Easy access to the A40, M4, and Heathrow Airport.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total: 1689 sq. Ft, 156 m2

1st Floor: 1049 sq. Ft, 97 M2, 2nd Floor: 640 sq. Ft, 59 m2
 Excluded Areas: Fireplace: 7 sq. Ft, 1 M2, Walls: 97 sq. Ft, 10 m2



Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements