Shaw & Co
ESTATE AGENTS

£800,000

Cranborne Avenue

Southall, UB2 4HY

PROPERTY SUMMARY

An exciting opportunity to acquire a substantial four bedroom semi detached home, situated in an established residential road and offered to the market with no onward chain.

The property requires complete refurbishment throughout, making it an ideal proposition for buyers seeking a genuine blank canvas with the opportunity to modernise and redesign the accommodation to suit their own requirement. The generous existing layout offers excellent potential to create an impressive long term family home.

Internally the house comprises a spacious reception room, separate dining room, kitchen & utility area with four bedrooms and a family bathroom arranged across the first floor. The property provides approximately 1,714 sq ft of gross internal space, offering plenty of space for growing families.

Externally, the house benefits from a substantial rear garden together with an attached garage and separate outbuilding. The generous plot may also offer potential for further alterations or extension, subject to relevant planning permissions & consents.

Located within the Norwood Green area, the property is well positioned local amenities, schools & transport connections including access to Southall & The Elizabeth line.

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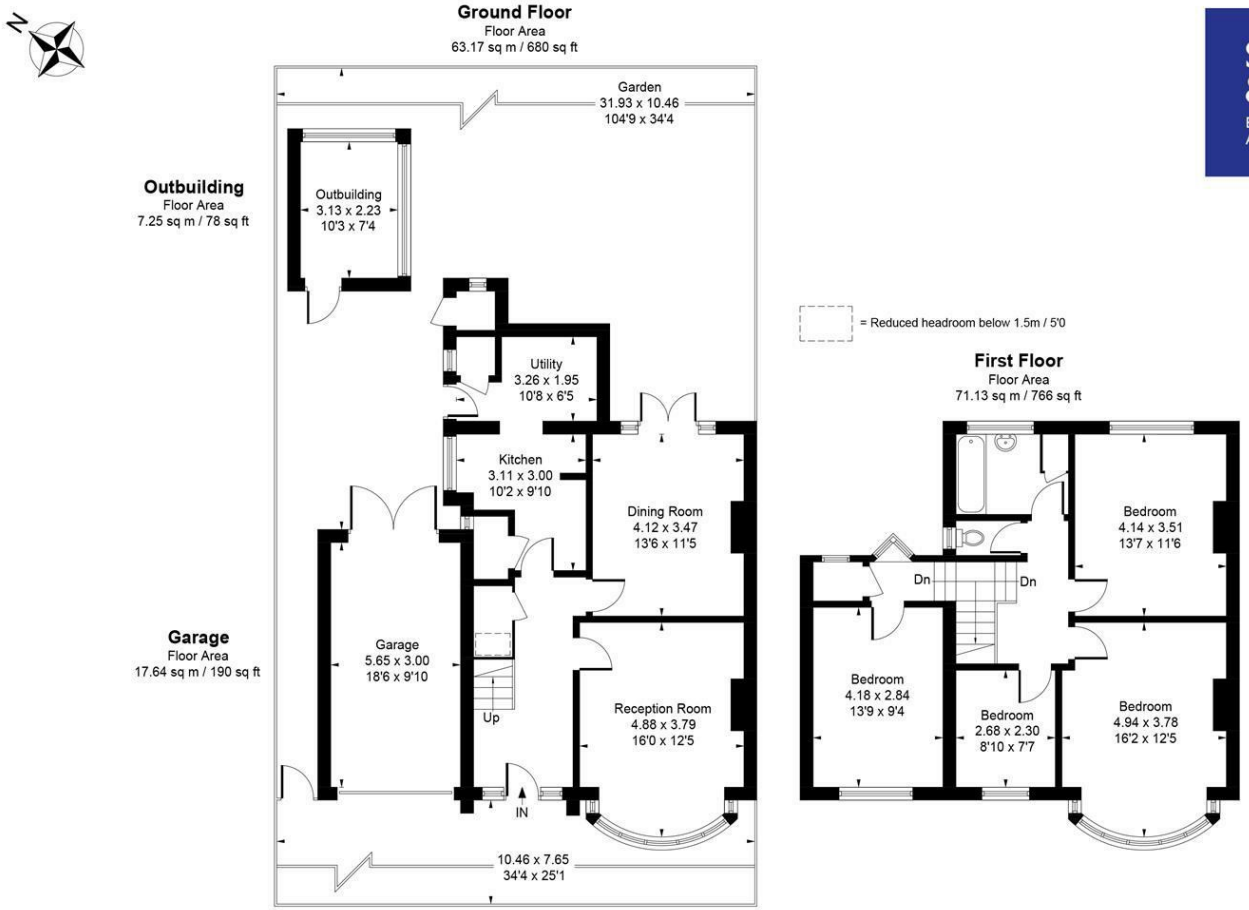

Total Approximate Gross Internal Area = 159.19 sq m / 1714 sq ft

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 purchase.

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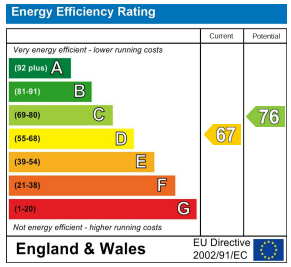
LOCAL AUTHORITY
Ealing

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



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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