
Shaw
&Co
ESTATE
AGENTS
£799,950
Cranborne Avenue
Southall, UB2 4HY

PROPERTY SUMMARY

A Spacious Three-Bedroom Family Home with Garage and an Impressive Rear Garden – Owned by the Same Family for Over 30 Years.

Situated in a sought-after residential location in Norwood Green, this spacious three-bedroom family home presents an excellent opportunity for buyers looking to secure a property with generous living accommodation, a substantial rear garden and fantastic potential to create their ideal family home.

Having been cherished and owned by the same family for over 30 years, the property offers a wonderful opportunity for its next owners to put their own stamp on a home in a well-established and desirable neighbourhood.

The ground floor provides generous and versatile living space, comprising a welcoming entrance hallway, a spacious front reception room and a separate dining room overlooking the rear garden, with direct access to the outside space. The accommodation also includes a fitted kitchen, ground-floor shower room and an integral garage with a utility room, offering excellent storage or potential for conversion, subject to the necessary planning permissions and building regulations.

To the first floor, the property benefits from three bedrooms, including two particularly generous double bedrooms with fitted storage, a further single bedroom and a family bathroom with a separate WC.

One of the standout features of this home is the impressive rear garden, extending to approximately 103 feet in length, providing an excellent outdoor space for families, entertaining and gardening enthusiasts. The property also benefits from off-street parking to the front and an integral garage.

Cranborne Avenue is conveniently positioned within the popular Norwood Green area of Southall, a well-regarded residential neighbourhood known for its family-friendly surroundings, green open spaces and excellent accessibility.

3

2

1







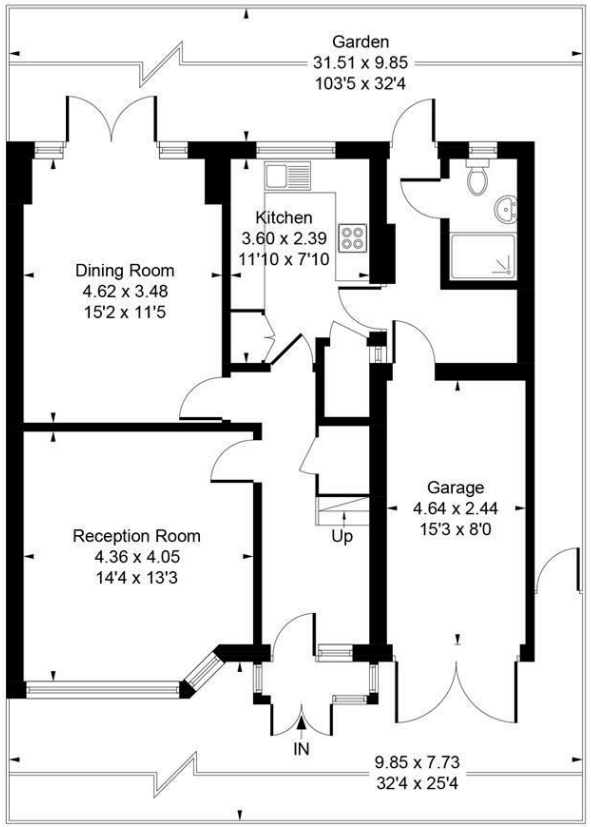




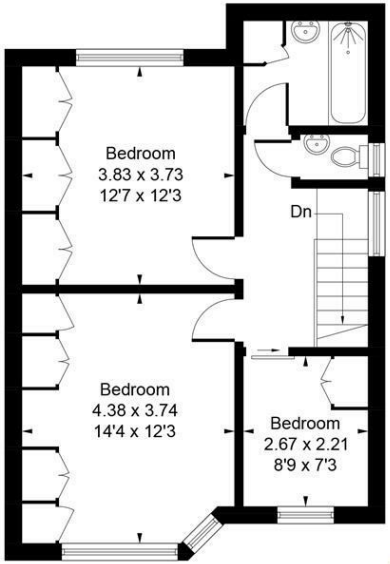




Ground Floor
Floor Area
79.78 sq m / 859 sq ft



First Floor
Floor Area
51.06 sq m / 550 sq ft



Total Approximate Gross Internal Area (Including Garage) = 130.84 sq m / 1409 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.

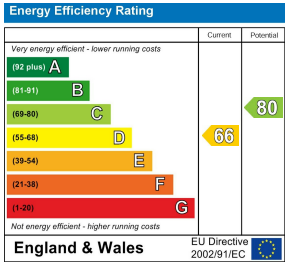
© Vizion Property Marketing Produced for Shaw & Co.

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

Shaw & Co ESTATE AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LH

OFFICE DETAILS
0208 570 7258
heston@shawandcoestates.com