



Clunbury Avenue, Norwood Green, UB2 5SN
Guide Price £825,000

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Circa 1,842 sq.ft, this spacious and extended end-of-terrace home offers versatile accommodation making it an ideal choice for growing families.

The property boasts five well-proportioned bedrooms, along with a ground floor study which can also serve as a sixth bedroom. A bright and airy through lounge provides a comfortable living area, while the extended kitchen/diner to the rear creates a fantastic space for family life.

The home is well-equipped for modern living, featuring a first-floor family bathroom, an additional shower room/WC and a further ground floor shower/WC for added convenience.

Externally, the property benefits from a private rear garden complete with a brick-built outbuilding and valuable vehicle access, alongside side gated access. To the front, a brick-paved garden provides off-street parking.

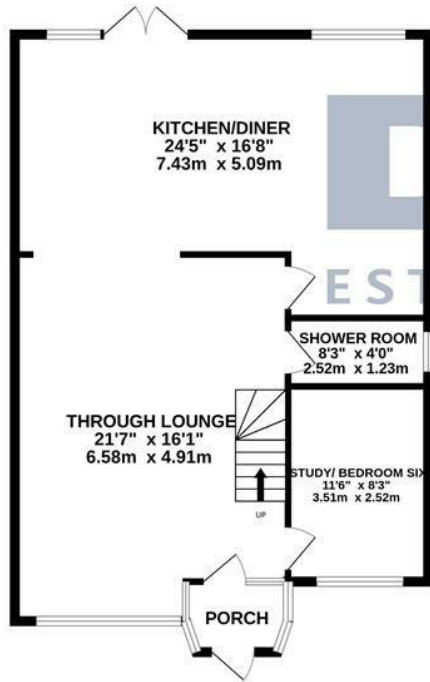
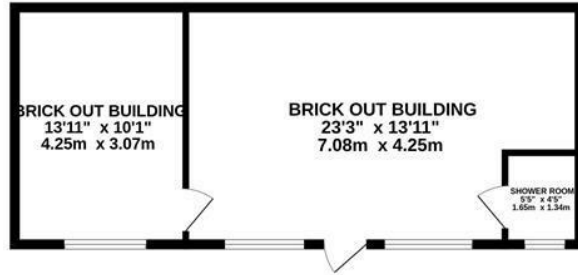
Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Khalsa Primary School, Norwood Green Infant and Nursery School, Featherstone High School and Heston Community School can be found nearby.

Key Features

- **Extended End of Terrace Home with Side Gated Access**
 - **Five Bedrooms**
 - **Through Lounge**
 - **Extended Kitchen/ Diner**
- **First Floor Family Bathroom + Shower Room/ WC**
 - **Ground Floor Shower/ WC**
 - **Study/ Bedroom Six**
- **Rear Garden with Brick Out Building + Vehicle Access**
- **Brick Paved Front Garden with Off Street Parking**
 - **Circa 1,842 Sq.Ft**



GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.

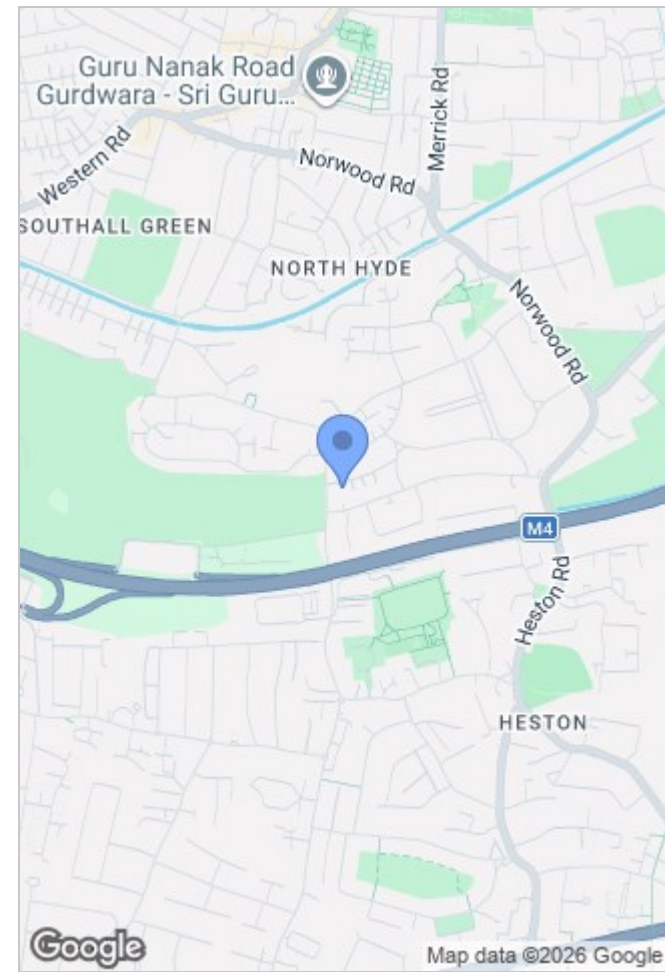
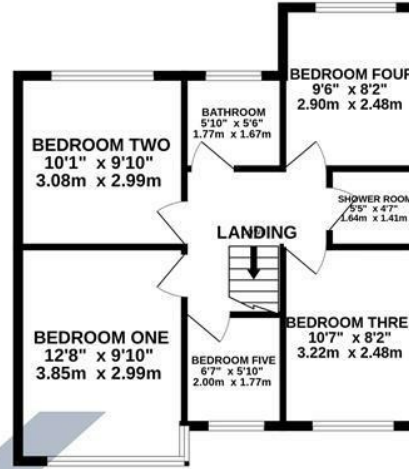


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TOTAL FLOOR AREA: 1842 sq.ft. (171.1 sq.m.) approx.

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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1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



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	72	79

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		

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