

£1,175,000
Dorset Avenue
Southall, UB2 4HG

PROPERTY SUMMARY

A wonderful opportunity to make a substantial family home your own in the heart of Norwood Green. Offering approximately 2373 sq ft of beautifully proportioned accommodation, arranged over three floors and designed for modern family life.

From the moment you step inside, the sheer sense of space sets this home apart. Generous reception rooms, an impressive kitchen / dining space, seven well proportioned bedrooms and a substantial rear garden combine to create a home where the next chapter of family life can begin immediately.

A room on the ground floor provides valuable flexibility as a guest room, gym, or home office, while the ground floor bathroom facilities further enhance the practicality of the layout.

The first floor continues to impress providing four bedrooms & the second floor adds another dimension of the property, with two further bedrooms, family bathroom and useful storage/eaves space.

The size & layout of the garden also give you real flexibility. There is plenty of room to create different zones, whether that's a dining area for outdoor meals, a seating space or a dedicated play area for children.

Norwood Green is widely regarded as one of Southall's most desirable residential areas, known for its green open spaces. Viewing is highly recommended.

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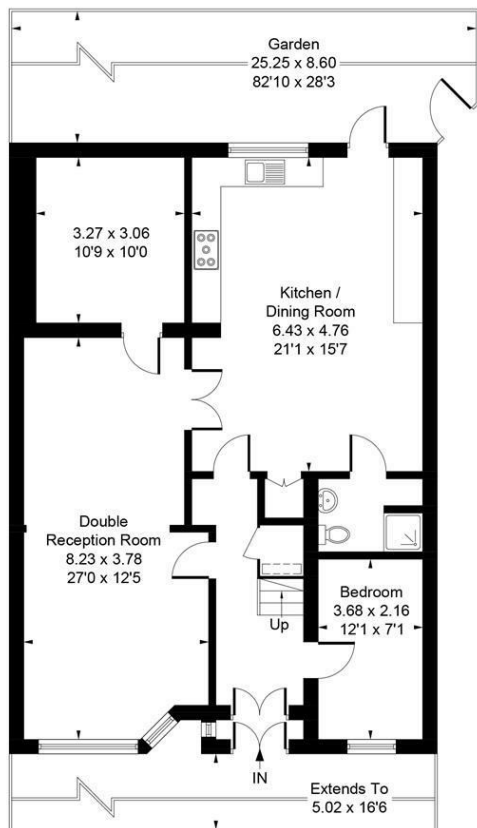






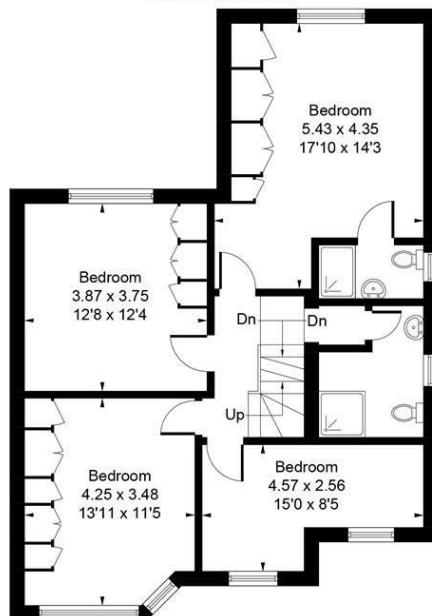
Ground Floor

Floor Area
96.63 sq m / 1040 sq ft



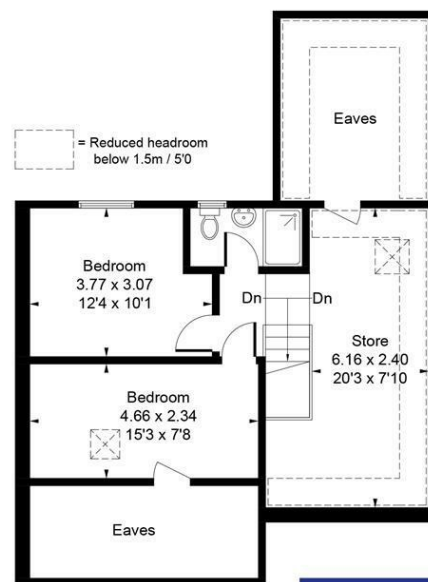
First Floor

Floor Area
76.24 sq m / 821 sq ft



Second Floor

Floor Area
47.52 sq m / 512 sq ft



= Reduced headroom
below 1.5m / 5'0"



Total Approximate Gross Internal Area (Excluding Eaves) = 220.39 sq m / 2373 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

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	75	80
EU Directive 2002/91/EC		



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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