



**Shaw
& Co**
ESTATE
AGENTS

£1,100,000

Manston Avenue

Norwood Green, Southall, UB2 4HE

PROPERTY SUMMARY

Offered to the market for the first time in over 25 years, this substantial and rarely available family home has been lovingly maintained and enjoyed by the same family for decades.

This 6 Bedroom property located on, Manston Avenue, Norwood Green, is a substantial and well-maintained family home, situated within one of Norwood Green's most sought-after residential locations. Offering generous living accommodation throughout, this impressive property combines spacious interiors with versatile living space, making it ideal for growing or multi-generational families.

The ground floor comprises a welcoming reception room to the front, alongside a spacious living and dining room providing an excellent entertaining space for family gatherings and social occasions. The fitted kitchen offers ample storage and workspace, with direct access to the rear garden. In addition, the property benefits from a versatile bedroom/study, ground floor shower room, and a large garage with potential for conversion to be used as additional living accommodation (stpp), offering flexibility for home working, guest accommodation or recreational use.

To the first floor are five well-proportioned bedrooms, all offering excellent natural light and storage potential, served by a modern family bathroom and additional WC facilities.

Externally, the property continues to impress with a sizeable rear garden extending over 63ft in length, perfect for outdoor entertaining and family enjoyment. A detached annex to the rear provides exceptional additional accommodation or potential for a variety of uses, subject to any necessary consents. To the front, a large private driveway provides ample off-street parking for multiple vehicles.

Norwood Green is widely regarded as one of Southall's most desirable residential areas, known for its green open spaces. Manston Avenue is particularly popular with families due to its quiet residential setting

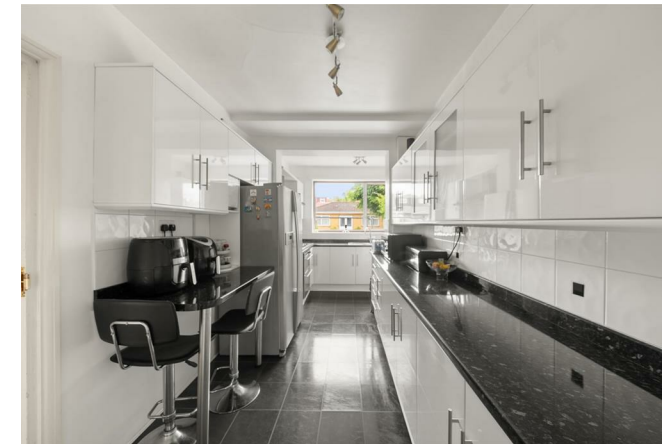
6



3

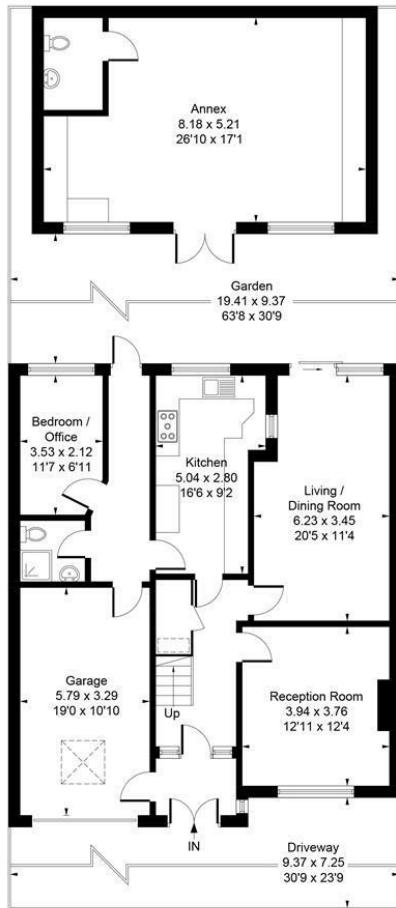


2

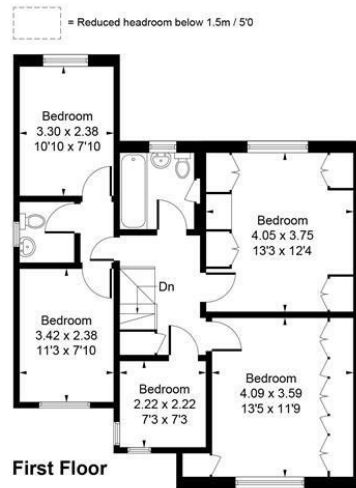




Approximate Gross Internal Area (Including Garage) = 172.65 sq m / 1859 sq ft
 Annex = 42.96 sq m / 462 sq ft
 Total = 215.61 sq m / 2321 sq ft



Ground Floor



First Floor

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 purchaser.
 © Vizion Property Marketing Produced for Shaw & Co.

LOCAL AUTHORITY

Ealing

TENURE

Freehold

COUNCIL TAX BAND

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		70	79
(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	



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 0LJ

OFFICE DETAILS
 0208 570 7258
 heston@shawandcoestates.com