



## Melbury Avenue, UB2 £849,000

Situated in the heart of the ever popular Norwood Green, this three bedroom, semi detached property offers over 1300 sq.ft of living space.

The property features a welcoming through lounge off of the spacious entrance hallway, a separate kitchen and a conservatory featuring a downstairs WC.

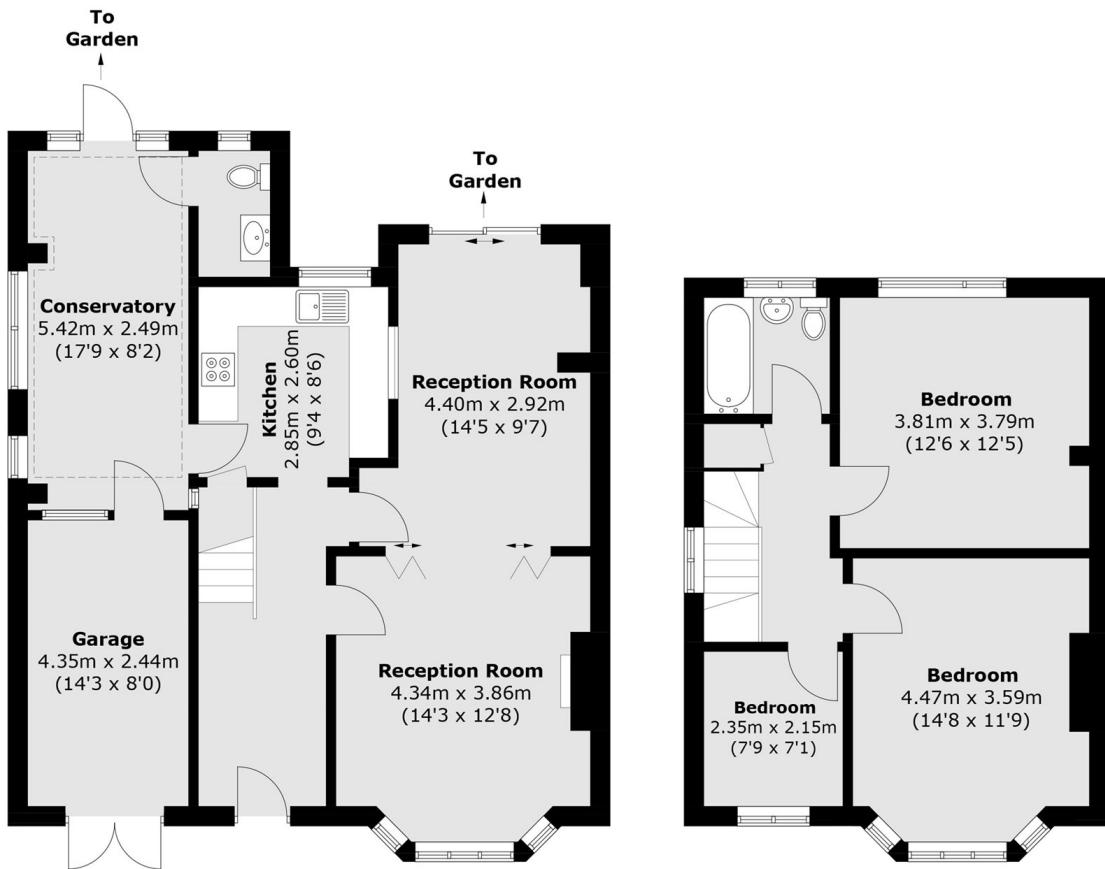
Upstairs, you will find two double bedrooms, a single bedroom and a family bathroom. The property is completed with a side garage, off street parking, a sizeable rear garden. There is potential to extend (STPP).

The property is within walking distance of the outstanding Three Bridges Primary School.

### Features

Semi Detached  
South Facing Garden  
Potential to Extend (STPP)  
Off Street Parking  
Side Garage  
Outstanding School Catchment

# Melbury Avenue, Southall, UB2



Total area (approx.): 125.7 sq. m (1,353.0 sq. ft)  
(Including Garage)

# Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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