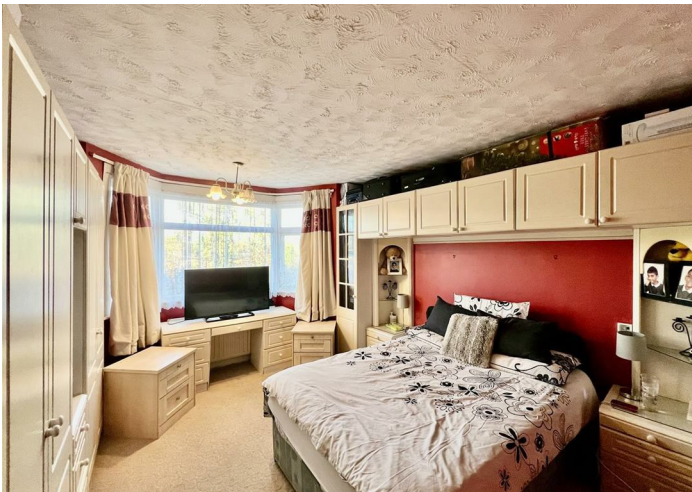




**North Hyde Lane, Norwood Green, UB2 5SE**  
**Guide Price £565,000**

**DBK**  
ESTATE AGENTS



This semi-detached property presents a fantastic opportunity for buyers seeking a home with great potential, offering a wealth of development possibilities subject to planning permission.

The accommodation includes three well-proportioned bedrooms, a welcoming reception room, a spacious open-plan kitchen and family room that provides an ideal setting for modern living and a family bathroom serving the first floor.

Outside you will find a lengthy rear garden perfect for outdoor enjoyment, along with a front garden that offers potential for creating a driveway. Side gated access adds convenience, and the property spans approximately 881 sq.ft.

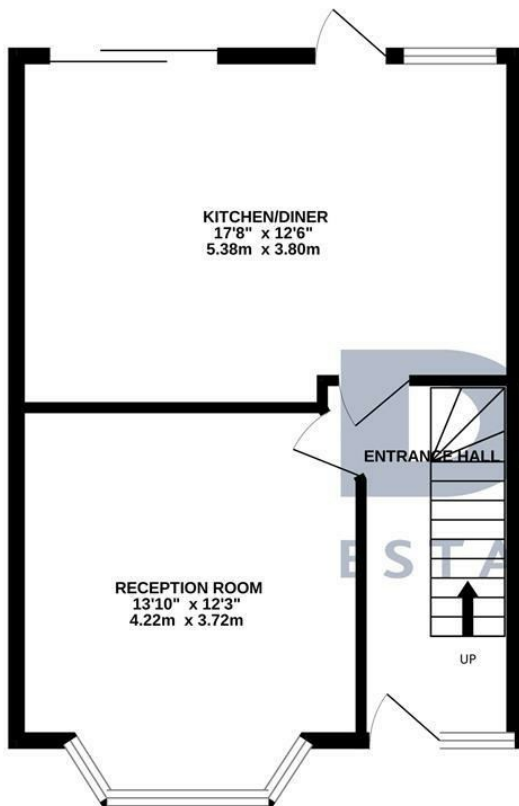
Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 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

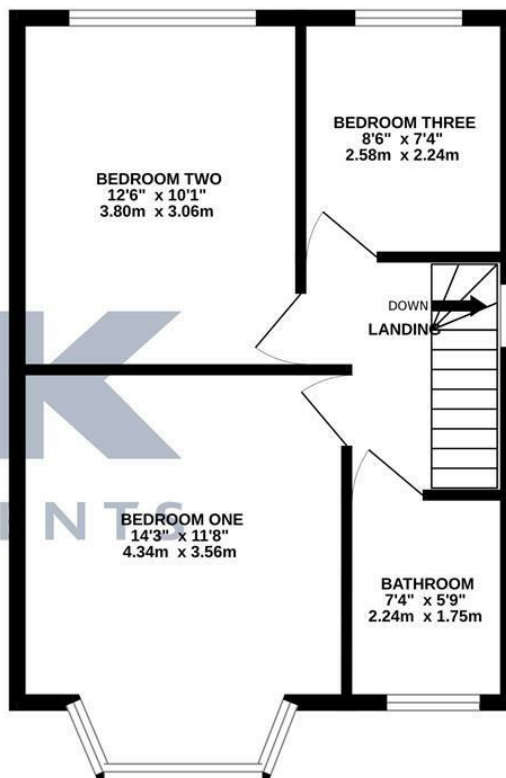
- Semi-Detached Property
- Wealth of Development Opportunity (stpp)
  - Three Bedrooms
  - Reception Room
- Open Plan Kitchen/ Family Room
  - Family Bathroom
- Lengthy Rear Garden
  - Side Gated Access
- Front Garden with Potential for Driveway
  - Circa 881 Sq.ft



GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

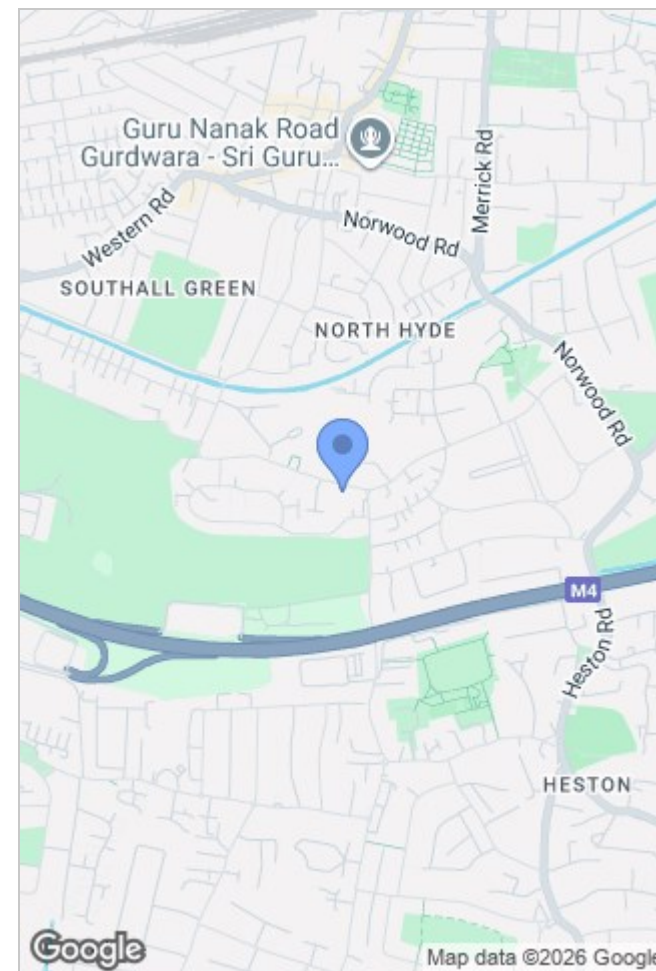


1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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