



**Brandon Road, Norwood Green, UB2 5SL**  
**Offers In Excess Of £730,000**

An impressive halls adjoining three/four bedroom extended family home situated in this ever popular residential location with easy access to local schools, shops and supermarkets. The property is situated on a corner plot and has potential to further extend (stpp). The accommodation comprises and open plan lounge/diner, extended kitchen/breakfast room, extended family room/bedroom four with an en-suite shower room, on the first floor three bedrooms and a family bathroom. Outside a front garden with own driveway, off street parking and attached garage, side garden with potential to extend (stpp), mature rear garden with a detached garage located at the end of the garden with hardstanding off street parking for at least 2 cars. The property also benefits from double glazed windows and central heating.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG **t** 020 7318 7075

**Enclosed Entrance Porch**

Further door to...

**Open Plan Lounge/Diner**


Radiator, stairs to first floor, understairs storage cupboard, front aspect double glazed window, power point, spotlights.

**Dining Area**


Radiator, sliding door to...

**Extended Kitchen/Breakfast Room**


Single drainer 1 1/2 bowl sink unit with cupboard below, further wall and floor mounted units, built-in 5 ring hob, built-in oven and microwave unit above, space for fridge/freezer, part tiled walls and flooring, rear aspect double glazed window, breakfast bar, radiator, double glazed door to garden, skylight window and door to...

**Family Room/Bedroom Four**


Rear aspect double glazed window, double glazed door to garden, radiator, wood effect flooring, power point, through to...

**En-Suite**

Tiled enclosed shower cubicle, wash hand basin, low level w/c, tiled walls and flooring.

**First Floor Landing**

Access to loft space and doors to rooms.

**Bedroom One**


Front aspect double glazed window, wall to wall wardrobes.

**Bedroom Two**


Rear aspect double glazed window, radiator.

**Bedroom Three**


Front aspect double glazed window, radiator.

## Bathroom



White suite comprising panel enclosed bath with wall mounted mixer taps, low level w/c, pedestal wash hand basin with vanity unit below, tiled walls and flooring, double glazed window, heated towel rail.

## Outside

### Rear Garden



Paved patio area, rest mainly laid to lawn.

### Side



Side access, paved patio area with potential to extend (stpp).

## Front



Block paved area, rest laid mainly to lawn with shrub borders and off street parking.

### Attached Garage

Up and over doors, side aspect window, wall mounted boiler, Mega Flow system, power and lighting.

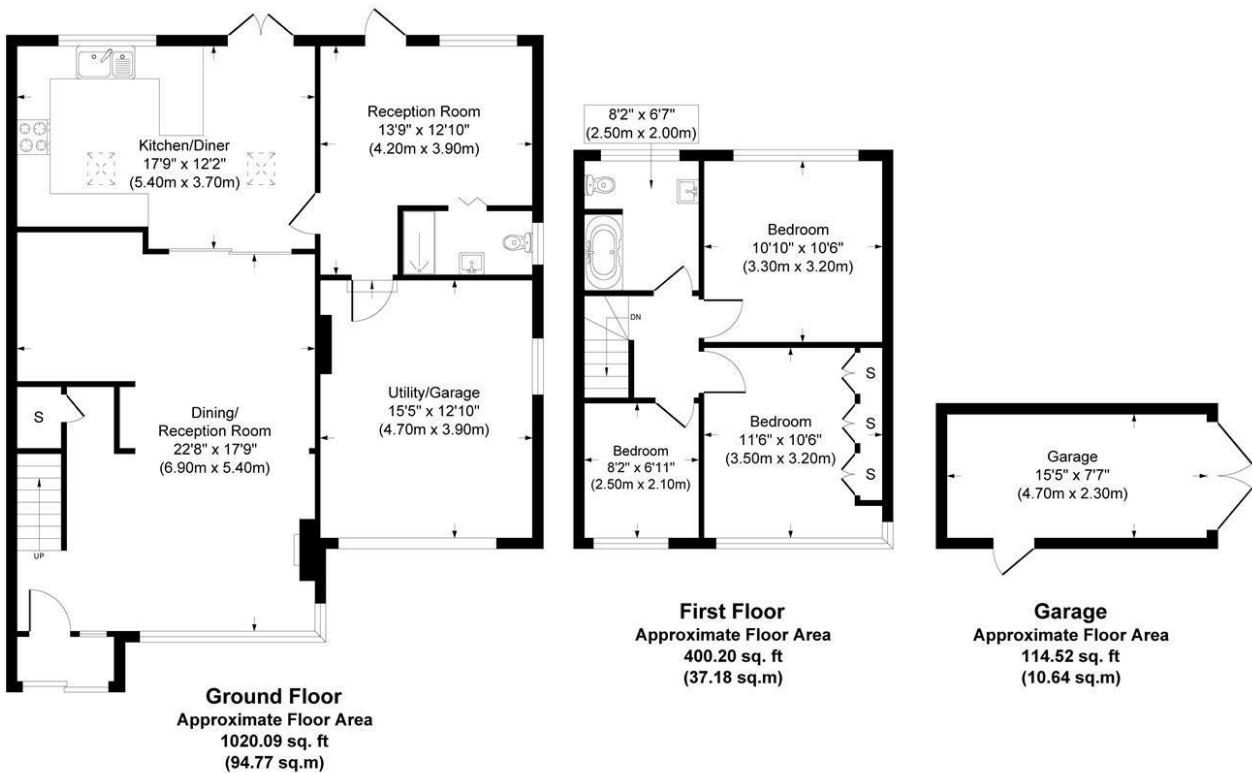
### Detached Garage

Located at the rear of the garden, access from Hadley Gardens with double gates leading to hardstanding off street parking for at least two cars.





## Brandon Road Norwood Green Southall, UB2 5SL



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         | 84        |
| (69-80) C   |         | 70        |
| (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   |         |           |
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| England & Wales EU Directive 2002/91/EC                         |         |           |

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