



**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 an 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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### 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

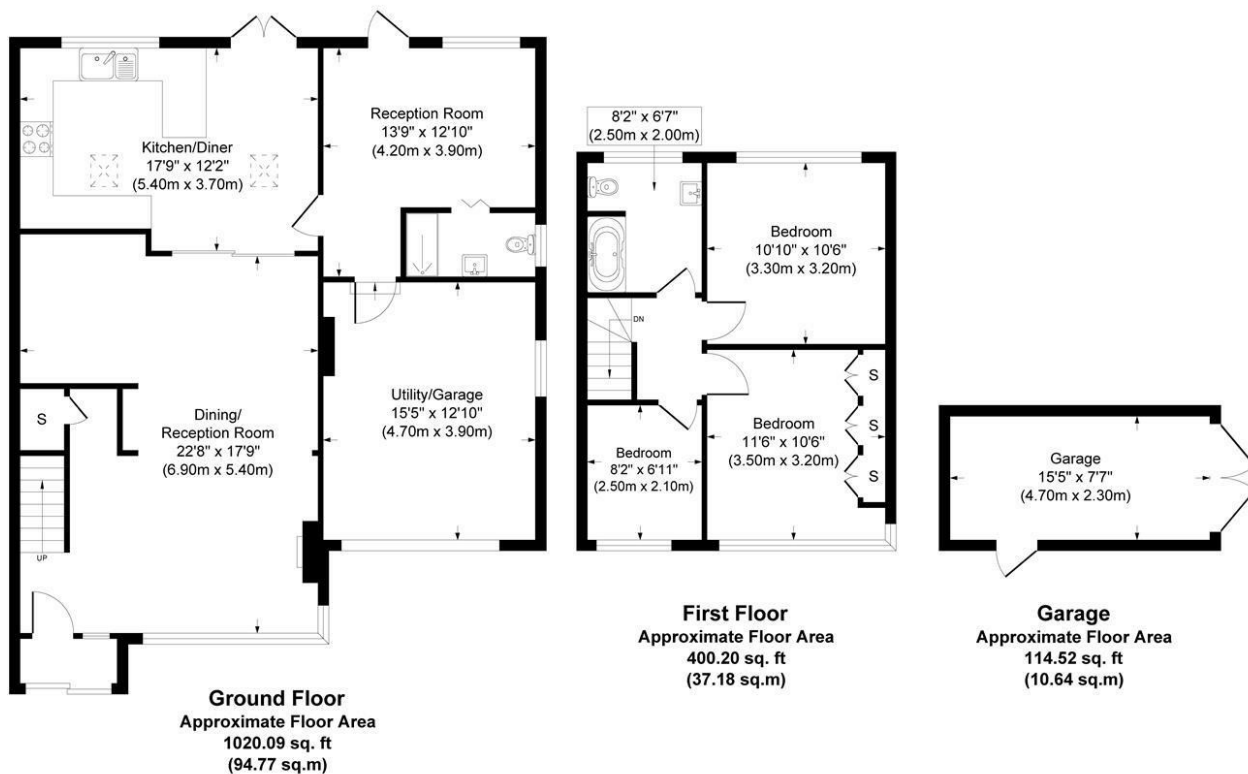
Up and over doors, side aspect window, wall mounted boiler, Mega Flow system, power and lighting.

### 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



**Approx. Gross Internal Floor Area 1534.81 sq. ft / 142.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
Produced by Instagram: RJORA.PHOTOGRAPHY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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