



Dorset Avenue, Norwood Green, UB2 4HG

£700,000

ANOTHER SALE BY STAMFORDS! Situated in the highly sought after Minterne Estate is this three bedroom semi-detached family home with ample opportunity to extend (stpp). The accommodation comprises a through lounge/diner, kitchen with utility area, cloakroom, on the first floor three generous sized bedrooms and family shower room. Outside an own driveway with hardstanding off street parking with access to attached garage with potential to extend (stpp) and mature rear garden. The property also benefits from central heating and double glazed windows and is up for sale with vacant possession. Call now for more details.

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Enclosed Entrance Porch

Door to...

Entrance Hallway

Radiator, power point, understairs storage cupboard, stairs to first floor, doors to rooms.

Through Lounge/Diner



Front aspect double glazed window, radiator, feature coal effect gas fire with surround, coving, archway to...

Dining Area



Sliding patio doors to rear garden, power point, coving.

Kitchen



1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, space for cooker, power point, tiled walls, floor mounted boiler, rear aspect double glazed window, through to...

Utility Area

Space for washing machine and slimline dishwasher.

Inner Hallway

Access to garage, door to garage and door to...

Cloakroom

Low level w.c.

First Floor Landing

Side aspect double glazed window, radiator, access to loft space, doors to rooms.

Bedroom One



Front aspect double glazed window, radiator, built-in wardrobe.

Bedroom Two



Rear aspect double glazed window, radiator, airing cupboard housing cylinder tank.

Bedroom Three



Front aspect double glazed window.

Shower Room



Low level w.c, wash hand basin with vanity unit below, wall mounted shower unit, tiled walls, rear aspect double glazed window.

Outside

Rear Garden



Concrete area, rest mainly laid to lawn area with mature shrub borders, feature fish pond (not used) with shrub borders, timber shed.

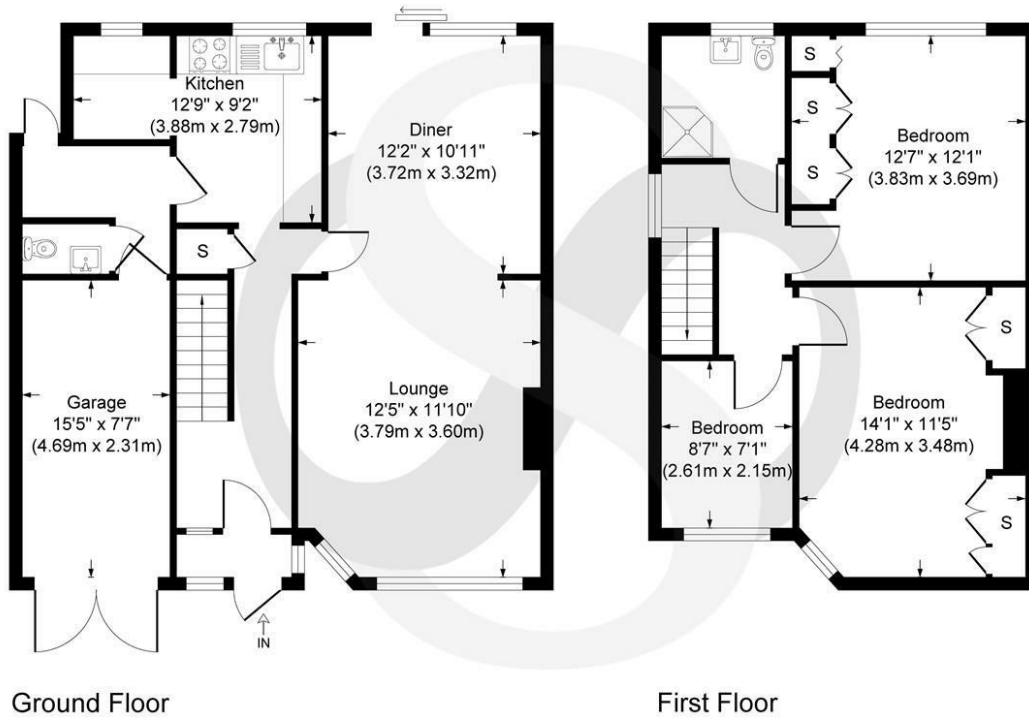
Front

Own driveway with off street parking and shrub borders.

Attached Garage (potential to extend stpp)
Double opening doors with power and lighting.



Dorset Ave, Southall UB2 4HG



Approx. Gross Internal Floor Area 1214 sq. ft / 112.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
Produced by www.truinteriorphoto.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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