

**Minterne Avenue, Norwood Green, UB2 4HP**

**£1,495,000**

A well presented detached five bedroom family home situated in this popular residential location with easy access to Heathrow Airport, M4 motorway and the Elizabeth Line. The accommodation comprises, on the ground floor spacious through lounge, fitted kitchen, utility room and cloakroom, on the first floor five bedrooms, two ensuite bathrooms and family bathroom, on the second floor two loft rooms. Outside rear garden with summerhouse in and out driveway and integral garage. Benefits include double glazed windows and gas central heating.

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### Entrance Hallway

Radiator, understairs storage, open plan to...

### Through Lounge 45'9 x 12'5 (13.94m x 3.78m)

Amtico flooring, radiator, door to...

### Utility Room

Plumbing for washing machine, tiled flooring, radiator, door to cloakroom and door to...

### Integral Garage 21'2 x 11'7 (6.45m x 3.53m)

Electric shutter door, power and lighting, concrete flooring, Potterton boiler, radiator.

### Cloakroom

Low level w/c, wash hand basin, tiled flooring, spiral towel rail, tiled walls.

### Fitted Kitchen/Diner 18'5 x 12'4 (5.61m x 3.76m)

Sink unit with mixer tap and cupboard below, further wall and floor mounted units, marble worktops, integrated oven, integrated dishwasher, plumbing for washing machine, Island with 5 ring hob and hood, tiled flooring, part tiled walls, double glazed door to garden.

### First Floor Landing

Stairs to loft rooms.

### Bedroom One 18'8 x 12'3 (5.69m x 3.73m)

Front aspect double glazed window, fitted wardrobes, radiator, door to...

### En-Suite Shower Room

Shower cubicle with wall mounted shower unit, low level w/c, hand wash basin with vanity unit below, heated towel rail, extractor fan, fully tiled walls and flooring.

### Bedroom Two 12' x 12'5 (3.66m x 3.78m)

Front aspect double glazed window, fitted wardrobes, radiator, door to...

### En-Suite Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level w/c. hand wash basin with vanity unit below, heated towel rail, fully tiled walls.

### Bedroom Five 8'4 x 7'3 (2.54m x 2.21m)

Front aspect double glazed window, radiator, laminate flooring.

### Bedroom Three 16'4 x 11'6 (4.98m x 3.51m)

Rear aspect double glazed window, fitted wardrobes, radiator.

### Bedroom Four 17'2 x 10'3 (5.23m x 3.12m)

Rear aspect double glazed window, fitted wardrobes, radiator.

### Second Floor

### Loft Room One 17'4 x 10'6 (5.28m x 3.20m)

Laminate flooring, eaves storage, skylights.

### Loft Room Two 16'9 x 5'3 (5.11m x 1.60m)

Laminate flooring, eaves storage, skylights.

### Outside

### Rear Garden over 80' (over 24.38m)

Paved patio area, laid to lawn area with flower beds, trees & shrubs, tap and power point.

### Summer House 11'0 x 23'2 (3.35m x 7.06m)

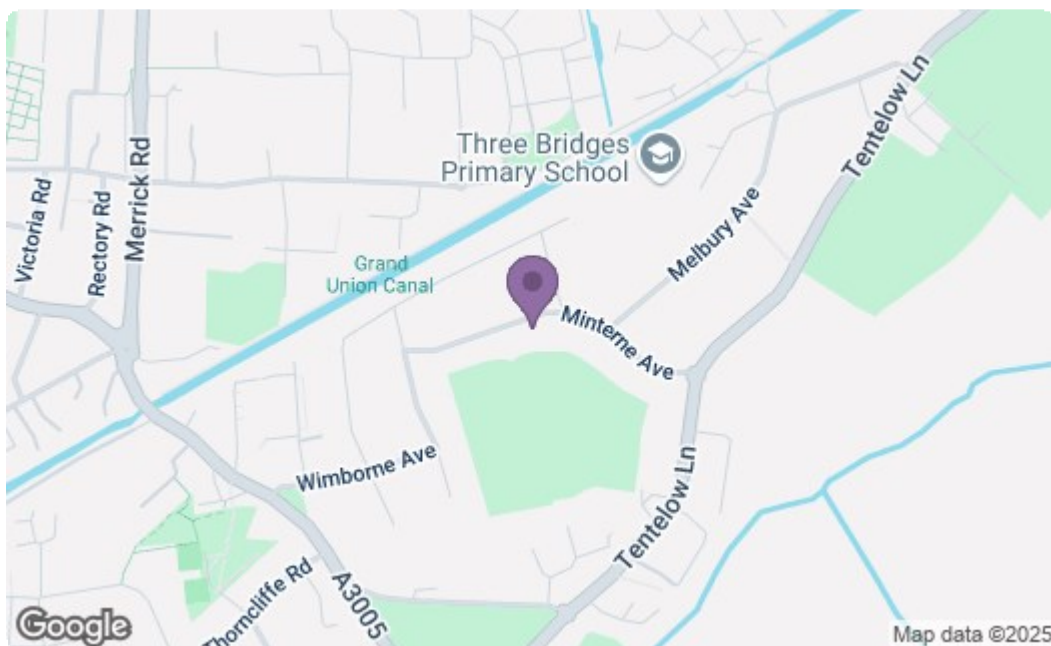
Light and power, concrete flooring.

### Front Garden

Block paved in and out driveway.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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