



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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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

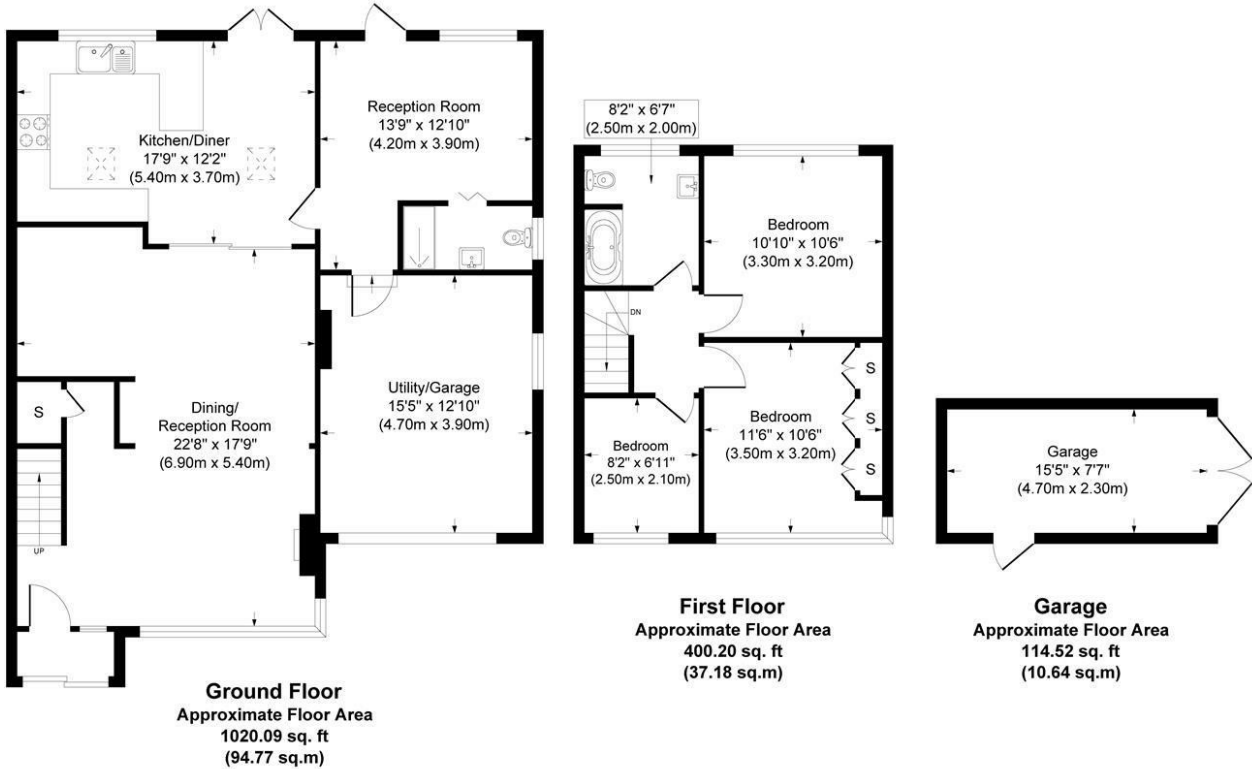
Up and over doors, side aspect window, wall mounted boiler, Mega Flow system, power and lighting.

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



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) A			84
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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