



**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**

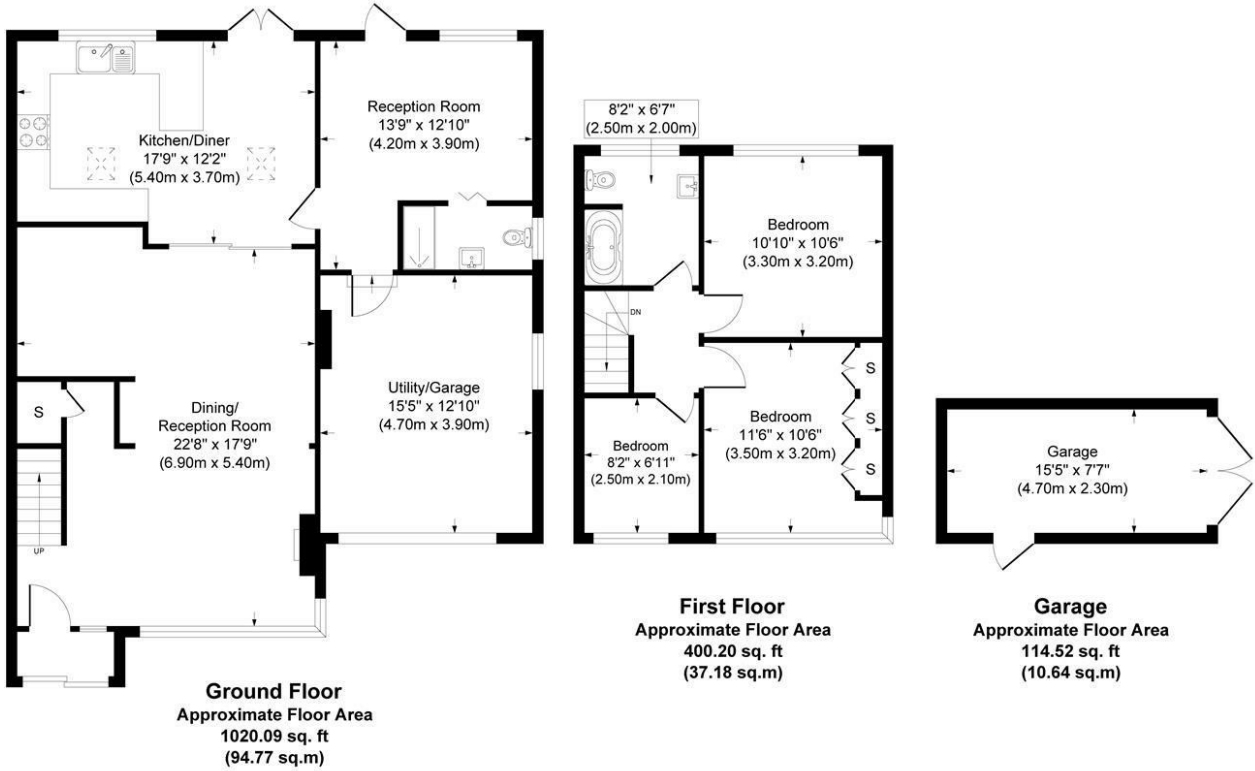
Up and over doors, side aspect window, wall mounted boiler, Mega Flow system, power and lighting.

**Detached Garage**

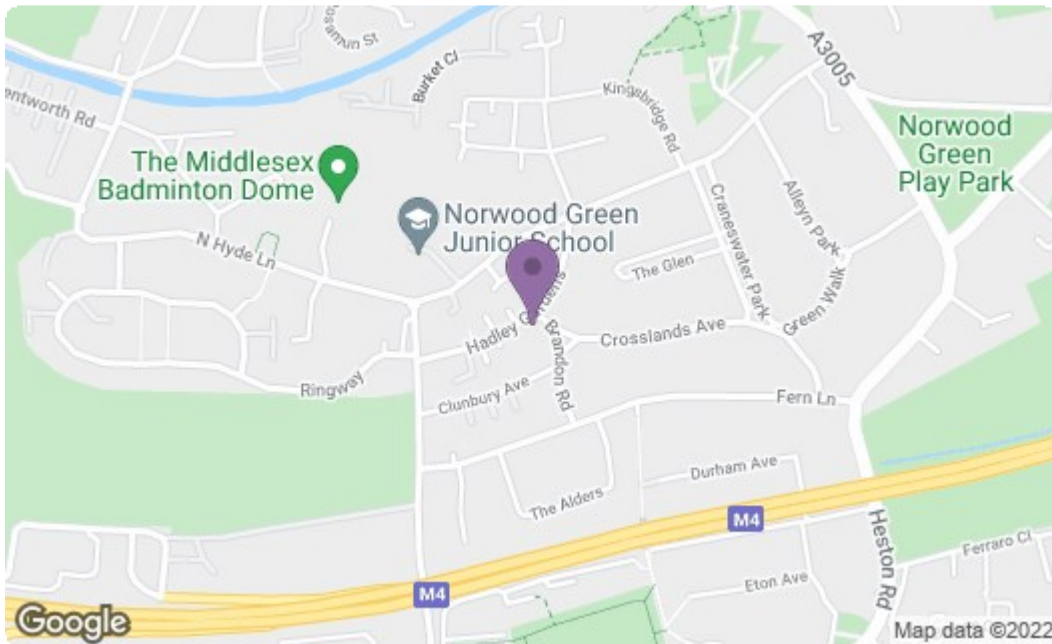
Located at the rear of the garden, access from Hadley Gardens with double gates leading to hardstanding off street parking for at least two cars.



## 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) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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