



HILTONS ESTATES

Wimborne Avenue

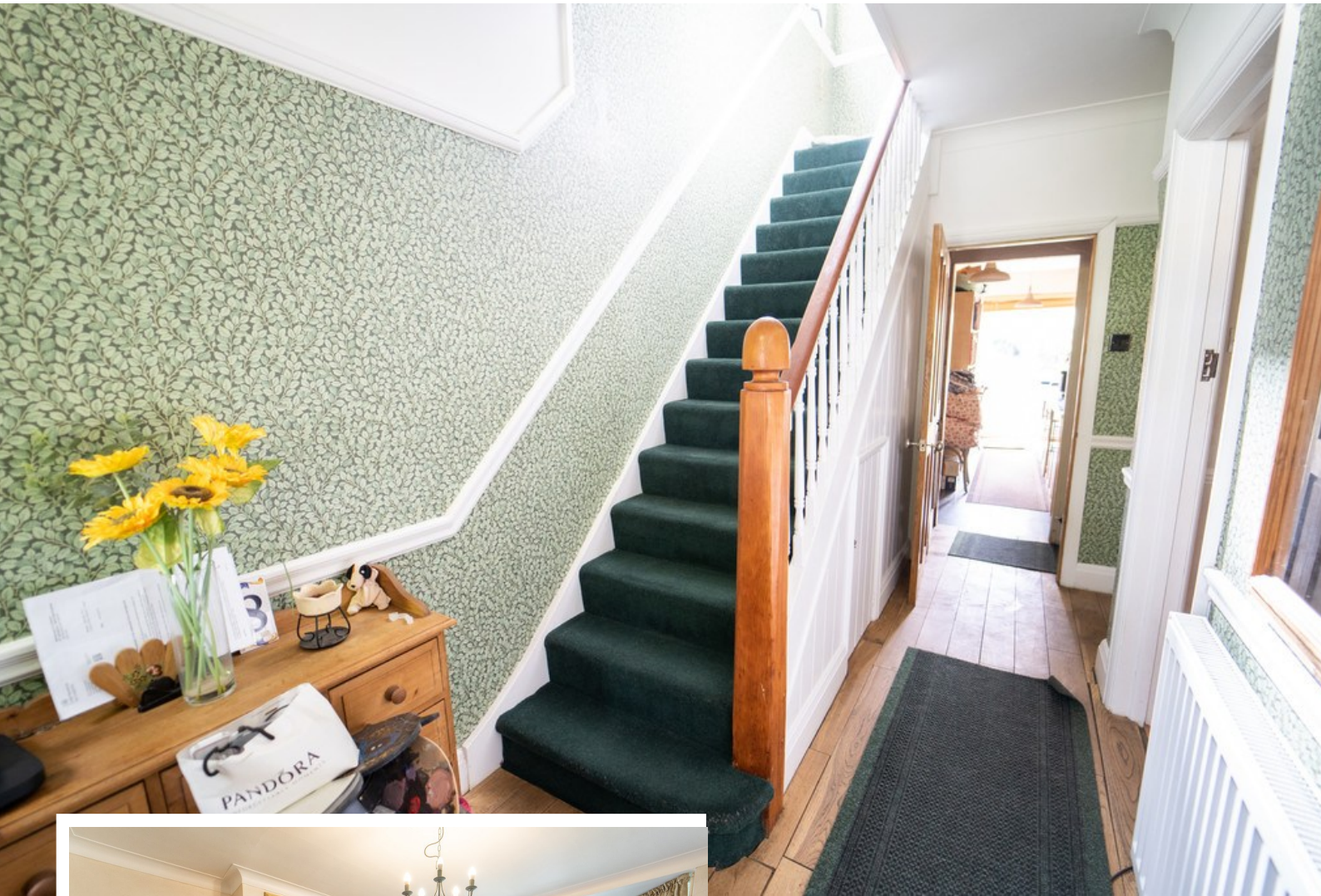
Norwoodgreen , Southall, UB2 4HB

- Charming freehold semi-detached home in Norwood Green, UB2
- Garage, and off-street parking
- Large rear garden with potential for side and rear development (STPP)
- Good transport links to M4, M40, M25, Central London, and Heathrow

REDUCED £815,000

EPC Rating '65'





Property Description

Welcome to this charming freehold semi-detached home in sought-after Norwood Green, UB2. Featuring period details throughout, this property includes a spacious entrance hallway, a reception room, a lounge with a working fireplace, and a fitted kitchen. Enjoy the convenience of a garage and off-street parking.

Outside, discover a large rear garden with mature shrubs, patio, and lawn, offering the potential for side and rear development (STPP). Upstairs, find two large double bedrooms, a box room with fitted wardrobes, and a modern family bathroom. This home offers good transport links to the M4, M40, M25, Central London, and Heathrow. Located in the catchment area for Khalsa Primary and St Marys Church of England primary schools, this property is a must-see. Call NOW for further details, private viewings are available.

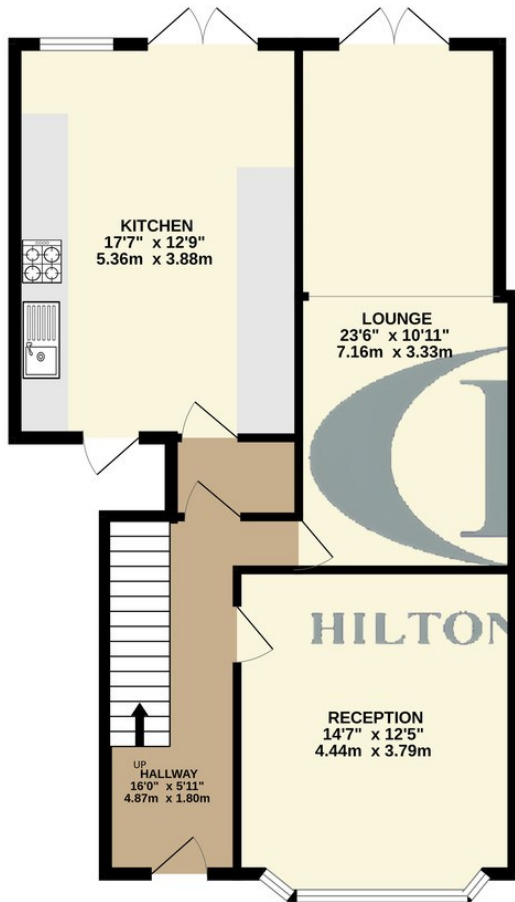




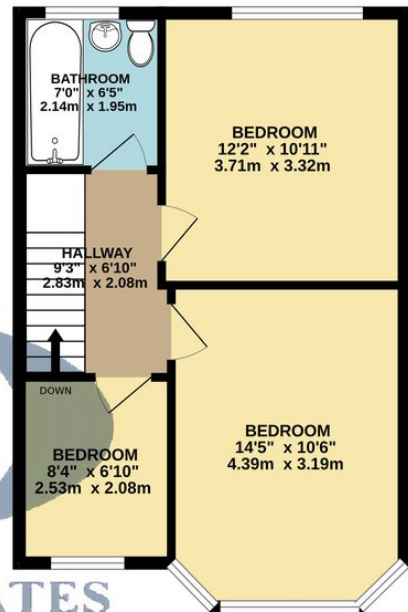
HALLWAY 16' x 5' 11" (4.88m x 1.8m)
RECEPTION ROOM 14' 7" x 12' 5" (4.44m x 3.78m)
LOUNGE 23' 6" x 10' 11" (7.16m x 3.33m)
KITCHEN 17' 7" x 12' 9" (5.36m x 3.89m)
LANDING 9' 3" x 6' 10" (2.82m x 2.08m)
BEDROOM 12' 2" x 10' 11" (3.71m x 3.33m)
BEDROOM 12' 2" x 10' 11" (3.71m x 3.33m)
BEDROOM 8' 4" x 6' 10" (2.54m x 2.08m)
BATHROOM 7' x 6' 5" (2.13m x 1.96m)



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements