

## Offers in the region of £ 765,000 Freehold St. Marys Avenue South, Norwood Green, Middlesex, UB2



Ideal opportunity to acquire a DETACH RESIDENCE in sought after NORWOOD GREEN.  
In need of updating & modernisation, as reflected in asking price, but offering POTENTIAL to  
EXTEND STPP. Cul-de-sac location & no through road.

Features: 3 GOOD SIZED BEDROOMS, RECEPTION, DINER, KITCHEN, BATHROOM & 2  
SEP. WCs, FRONT & REAR GARDENS, ATTACHED GARAGE & OFF STREET PARKING.

Benefits: GAS CENTRAL HEATING & DOUBLE GLAZING.

## GREAT POTENTIAL TO EXTEND & GOOD SIZED ACCOMMODATION & NO CHAIN

***St. Marys Avenue South, Norwood Green, Middlesex, UB2 4LS***

**GROUND FLOOR**

HALLWAY

Radiator. Storage Under Stairs

SEPERATE WC

Low Level WC. Radiator. Hand Basin. Partially Tiled.

FRONT RECEPTIONS

16' 2" x 12' 6" (4.93m x 3.81m) Radiator. Gas fireplace (Not Tested). Open plan to Diner.

DINER

10' 6" x 9' 3" (3.2m x 2.82m) Radiator. Patio door to Rear Garden. Door to kitchen.

KITCHEN

7' 5" x 12' 1" (2.26m x 3.68m) Plumbed for washing Machine. Partially Tiled walls. Sink unit with mixer taps. Radiator. Base & Wall Units. Cooker hood. Base boiler. Door to garden.

**FIRST FLOOR**

LANDING

Access to the Loft.

REAR BEDROOM 1

10' 7" x 11' 8" (3.23m x 3.56m) Radiator.

FRONT BEDROOM 2

15' 5" x 11' 6" (4.7m x 3.51m) Radiator.

FRONT BEDROOM 3

10' 1" x 10' 7" (3.07m x 3.23m) Radiator. L - Shaped Room. 2 Storage cupboards.

SEPERATE WC

Low Level WC.

BATHROOM

Fully Carpeted. Partially Tiled walls. Hand basin with Pedestal. Towel Radiator. Panelled Bath with Mixer Taps & shower attachment. Airing Cupboard.

**OUTSIDE**

FRONT GARDEN

Over 15'. Concrete Paved Area & Lawn Area.

REAR GARDEN

Over 40 (12.5m x 11.58m) Lawn Area. Hose tap. Flower beds. Concrete paved area. Side access to Front Garden from both sides.

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INTEGRAL GARAGE

15' 10" x 9' 1" (4.83m x 2.77m) Concrete Tiled Flooring. Up & Over Door. Light & Power.

SIDE SPACE

10' 5" (3.18m) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property type	Detached house
Total floor area	94 square metres

*Please note that it is not our policy to test services or domestic appliances, so we cannot verify that they are all in working order. The purchaser might check for themselves or obtain verification from their solicitor or their surveyor.*

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