



# £950,000 Freehold

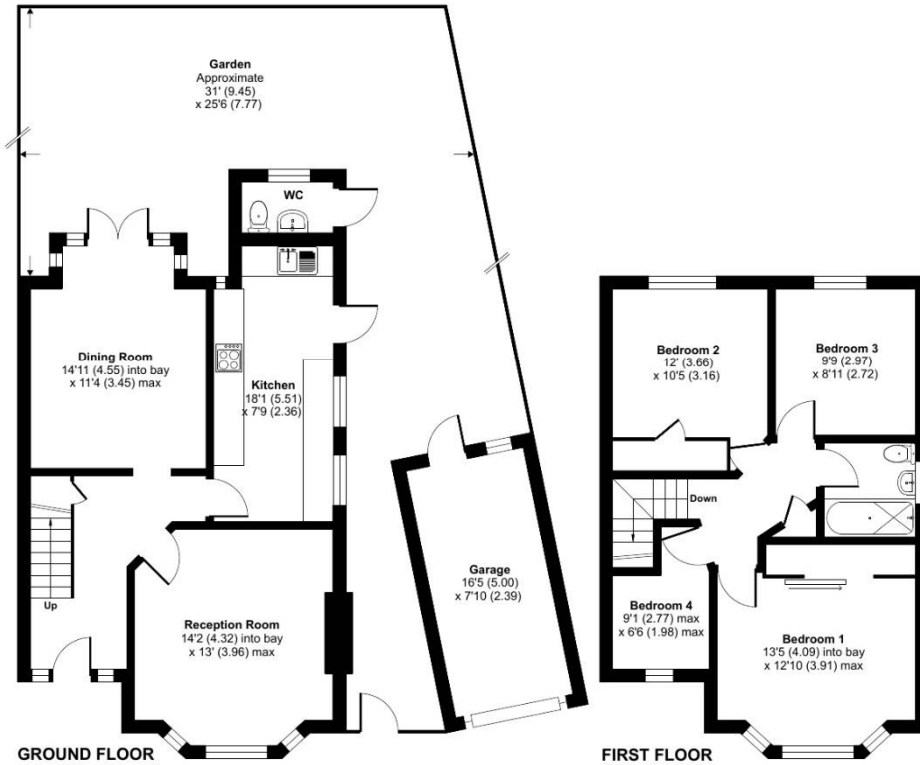
Minterne Avenue, Southall, UB2

**GREAT FAMILY HOME!!** Simple Estate Agents present to the market this spacious four bed semi-detached house located in the popular Norwood Green Area. The property benefits from two reception rooms, 1.5 bathrooms, large rear garden and own drive to detached garage which offers potential to extend (STPP). Located in this great residential road, the property is close to local shops, schools and other amenities. Call to arrange a viewing before it goes

# Minterne Avenue, Southall, UB2

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Approximate Area = 1141 sq ft / 106 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Outbuilding = 20 sq ft / 1.8 sq m  
 Total = 1290 sq ft / 119.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1204066

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Follow Pump Ln, The Pkwy/A312 and Hayes Rd to Wentworth Rd in Hounslow 7 min (1.9 mi) ? Follow Wentworth Rd, N Hyde Ln and Thornccliffe Rd to Norwood Rd/A3005 in Southall 6 min (1.4 mi) Turn right onto Norwood Rd/A3005 ? 14 sec (190 ft) Slight left onto Norwood Green Rd ? 50 sec (0.2 mi) At the roundabout, take the 1st exit onto Tentelow Ln/A4127 ? 1 min (0.3 mi) At the roundabout, take the 1st exit onto Minterne Ave Destination will be on the right ? 16 sec (292 ft) UB2 4HN Minterne Ave, Southall

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.