



£1,100,000

Norwood Road, Southall, UB2

A Substantial Five Bedroom Home Within an Exclusive Gated Development! This impressive semi-detached family home is arranged over three floors and offers generous, well-balanced living space throughout. The accommodation includes a welcoming living room, a spacious open-plan kitchen/dining and entertaining area, utility room, downstairs cloakroom and five bedrooms. Three of the bedrooms benefit from en-suite facilities, while the main bedroom also features a dedicated dressing room.

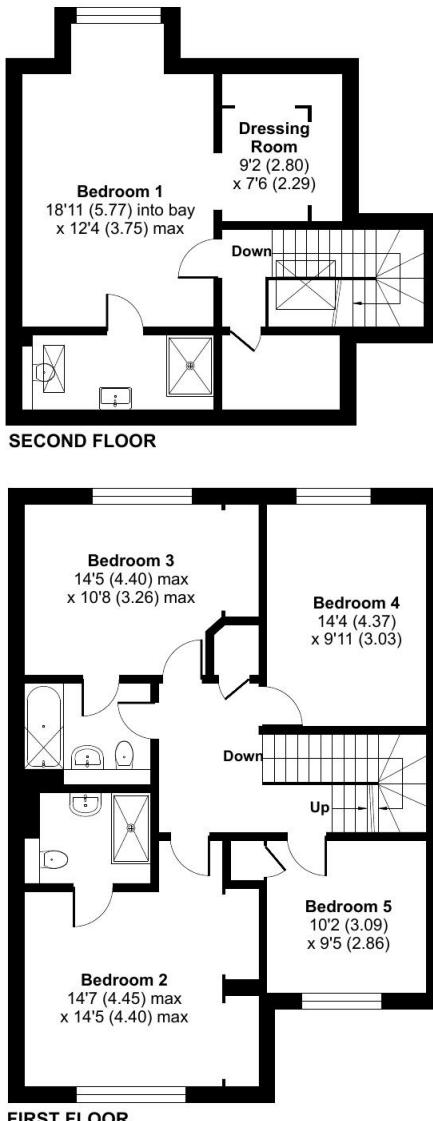
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Approximate Area = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	82
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ESColdharbour Ln, Hayes?Follow Pump Ln, The Parkway/A312 and Hayes Rd to Wentworth Rd in Hounslow7 min (1.9 mi)?Follow Convent Way, N Hyde Ln and Thorcliffe Rd to Norwood Rd/A3005 in Southall5 min (1.4 mi)Turn right onto Norwood Rd/A3005? Destination will be on the left?1 min (0.3 mi)UB2 4JJNorwood Rd, Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100)	A	82
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	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 WHATEVER IN RELATION TO THIS PROPERTY.