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**290 Norwood Road, Southall, Greater
London, UB2 4JH**

P.O.A. Freehold (to be confirmed)

- FANTASTIC DEVELOPMENT OPPORTUNITY, AS VENDORS SOLE AGENTS
- Four Bedroom Detached Bungalow
- Huge Development Potential With Planning Permission Approved
- Large Modern Reception Rooms
- Large Extended Kitchen With Ample Amount Of Storage
- Good Size Family Bathroom Suite
- Brand New Double Glazing & Gas Central Heating
- Good Size Rear Garden, Off Street Parking To The Front For Three Cars
- Distinguished Location
- Close To Popular Schools
- Call Us Now To Arrange A Viewing!
- EPC Rating E



MUST SEE PROPERTY IN DESIRED LOCATION An exclusive opportunity to acquire this property with planning permission approved for development. The moment you enter the property you get hit with the warmest feeling ever. Blue Estate Agents present this well presented four bedroom detached bungalow situated in a sought-after family-friendly neighbourhood in Norwood Green.

The accommodation briefly comprises of a stone porch leading through to a welcoming entrance hallway which follows through to a large reception room which is filled with an array of light and space and provides views and access to the rear garden. Bearing off of the reception room is the reasonably sized dining room flowing effortlessly through to a neatly presented kitchen benefiting from a range of eye and base level units, integrated appliances and access to the hallway. There are also all four light filled double bedrooms to the front aspect of the property, one of which boasts fitted wardrobes. Completing the ground floor is the family bathroom suite comprising of a shower cubicle, hand wash basin and wc.

Property set in a picturesque village of Norwood Green with a good variety of transportation, local amenities, parks, green spaces and desirable schools in proximity. Nearby is the reputable Khalsa Primary School, Southall Railway Station (soon to be connected with the Crossrail Network), both Ealing and Hounslow are a short distance away and the A4/M4 serves Central London and Heathrow Airport.

Southall station will run the new Crossrail (Elizabeth Line) service very soon. Property along the Crossrail route have already seen huge growth and properties in Southall have seen one of the highest growth patterns when compared with other Crossrail sites and are still expected to see further increase.

Call Us Now To Arrange A Viewing

Entrance Hall

Painted modern walls, wooden Oak parquet flooring, Access to huge loft with retractable ladder. Modern lights and lights switches.

Reception Room

4.57m x 3.74m (15' 0" x 12' 3") Painted modern walls, double glazed velux windows, double glazed patio door to garden rear aspect.

Second Reception Room

3.19m x 2.88m (10' 6" x 9' 5") Modern walls painted, double glazed windows to front aspect with modern double gas radiator, lights and lights switches.

Dining Room

2.88m x 2.44m (9' 5" x 8' 0") Painted modern walls, double glazed velux windows, double glazed patio door to garden rear aspect.

Kitchen

3.66m x 2.34m (12' 0" x 7' 8") Wide range of modern fitted wall and base level storage units, fitted work surfaces with tiled splash-backs, integral '6 ring' gas cooker with overhead filter, double stainless steel sink unit with drainer, integral twin oven and grill, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, fitted breakfast bar, built-in storage cupboard, tiled flooring, rear aspect window and part glazed door overlooking and leading to garden.

Master Bedroom

4.23m x 3.82m (13' 11" x 12' 6") Beautiful parquet flooring, modern walls painted, double glazed windows to front aspect with modern double gas radiator, lights and lights switches.

Bedroom Two

4.86m x 3.52m (15' 11" x 11' 7") Carpeted flooring, modern walls painted, double glazed windows to front aspect with modern double gas radiator, lights and lights switches.

Bedroom Three

3.69m x 3.32m (12' 1" x 10' 11") Carpeted flooring, modern walls painted, double glazed windows to front aspect with modern double gas radiator, lights and lights switches.

Bedroom Four

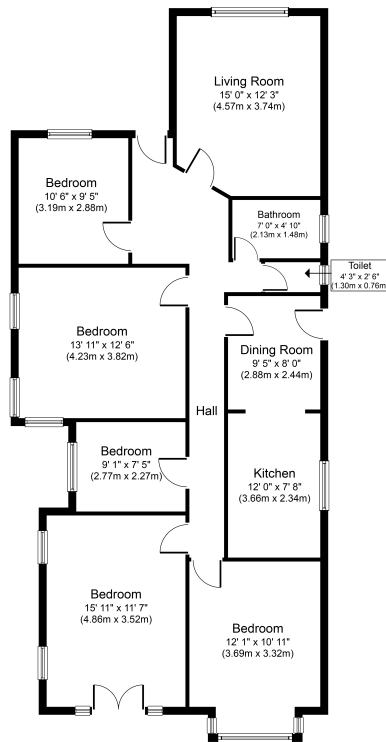
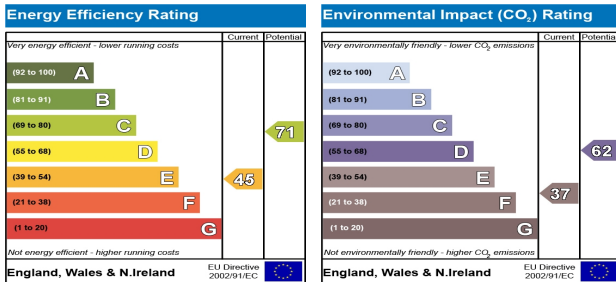
2.77m x 2.27m (9' 1" x 7' 5") Carpeted flooring, modern walls painted, double glazed windows to front aspect with modern double gas radiator, lights and lights switches.

Bathroom

2.13m x 1.48m (7' 0" x 4' 10") Modern white suite of panelled bath with shower over. Wall mount wash hand basin. Low level W.C. Chrome heated towel rail. Fitted cupboard. Fully tiled walls. Double glazed window.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Blue Estate Agents in the first instance.



Approximate Floor Area
1,249 sq. ft.
(116.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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