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**10 Melbury Avenue, Southall, Greater
London, UB2 4HR**

£850,000 Freehold

- Outstanding Semi-Detached Family Home
- Two Large Reception Rooms
- Large Kitchen And Diner
- Ground Floor WC
- Large Family Shower Suite
- Off Street Parking For Two Cars
- Long Rear Garden Of Over 100ft
- Scope For Further Development STPP
- Located In A Sought After Area And Road
- Double Glazed & Gas Central Heated
- EPC Rating





Open House Taking Place On Saturday 10th September 2022 between 11am to 1pm, Contact A Dedicated Member Of Staff Today To Book Your Slot. As Sole Agents, Blue Estate Agents are honoured to offer to the market this fantastic three-bedroom semi-detached house located in the ever so popular and sought-after area of Norwood Green. Property boasts of large living space giving in ample amount of light and air, two large reception rooms leading to a large kitchen and diner with ample amount of storage space. Ground floor also consists of a WC and basin and a good size entrance lobby. To the first floor you have three well sized bedrooms with built in wardrobes and a large family shower suite. Outside to the rear you have a rear garden of an approx. of 100ft which contains a patio area and a good size plastic shed. To the front you have off street parking available for two cars. The whole property is double glazed and gas central heated. The property can be vastly extended in many directions to create more space and bedrooms, but of course with the relevant planning consent in place.

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.



Area, Norwood Green is a very sought-after area where for generations it has been to known as a very upper class area of this settlement is bounded by the Grand Union Canal to the north, Osterley Lane to the south, Windmill Lane to the east and Norwood Road to the west. There is a primary school in Norwood Green. The roadsides are lined with trees and there are several open spaces and wooded areas. Residential property consists of a mix of bungalows, large and small detached, semi-detached and terraced houses.

The parish church, St Mary The Virgin, has a bell-tower and is a Grade II* listed building. One local pub, The Plough, is grade II listed building. The Plough serves hand-drawn Fullers beers and featured in the Good Beer Guide published by CAMRA. Another Grade II listed building is Friars Lawn, a Georgian house, overlooking the Green whose previous residents include Gordon Selfridge of Selfridges, and the actress Hayley Mills.