

**Shaw
& Co**
ESTATE
AGENTS

£1,298,000

Minterne Avenue

Norwood Green, Southall, UB2 4HW

PROPERTY SUMMARY

A very well-presented, modern four-bedroom, four-bathroom detached family home, offering approximately 1,943 sq ft of internal living space, ideally located within the highly desirable and sought-after Mintern Estate area of Norwood Green.

This exceptional family home has been finished to an excellent contemporary standard throughout, offering spacious and thoughtfully designed accommodation perfectly suited to modern living and entertaining.

The ground floor features an impressive open-plan family living area, seamlessly flowing into a stylish extended kitchen and dining space, creating an ideal hub for family life. Further benefits include a ground floor WC and shower room, along with an additional versatile reception room, perfectly suited for use as a fifth bedroom, home office or guest suite.

To the first floor are four well-proportioned bedrooms, complemented by a modern en-suite and a family bathroom suite, providing comfort and convenience for growing families.

Externally, the property enjoys off-street parking to the front and a well-maintained private rear garden, ideal for outdoor entertaining.

Offered to the market with no onward chain, this impressive home presents a rare and compelling opportunity in a highly sought-after location.

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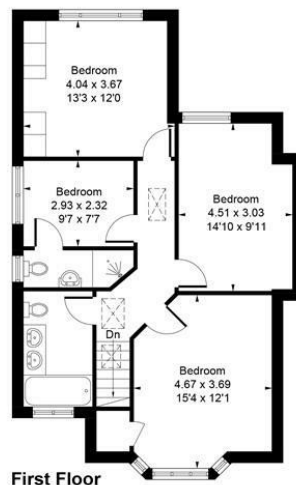
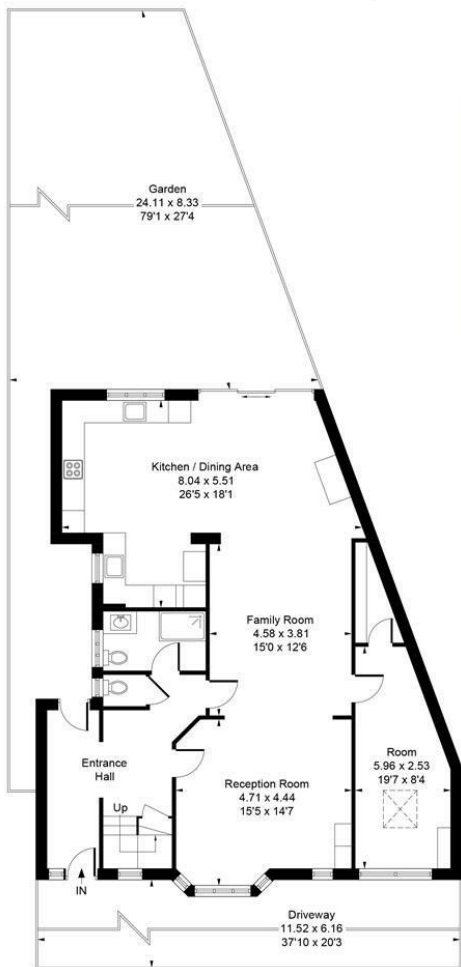








Approximate Gross Internal Area
180.55 sq m / 1943 sq ft



Ground Floor

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.
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LOCAL AUTHORITY

Ealing

TENURE

Freehold

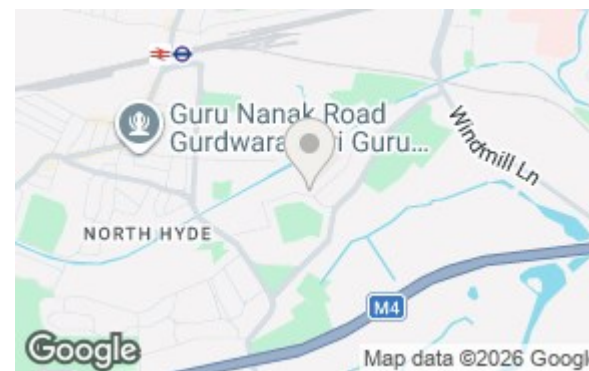
COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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