

£899,950

Melbury Avenue

Southall, UB2 4HS

PROPERTY SUMMARY

Positioned on one of Norwood Green's most sought-after residential roads, this spacious four-bedroom semi-detached home presents an exciting opportunity to acquire a property brimming with potential. Extending to approximately 1,621 sq ft, including the garage, the home offers generous family accommodation, a substantial rear garden and excellent scope to modernise and further extend (subject to the usual planning consents).

While the property has been well maintained over the years, it would now benefit from a programme of modernisation, allowing the next owner to refurbish and personalise the home to their own taste.

The ground floor comprises two spacious reception rooms, together with a separate dining area leading through to the fitted kitchen. A conservatory overlooks the rear garden, providing additional storage space for the kitchen, and a convenient ground floor shower room/WC and an integral garage complete the accommodation.

To the first floor are four well-proportioned bedrooms, served by a family bathroom, making this an ideal home for growing families.

Externally, the property boasts a generous frontage providing off-street parking, together with an integral garage. To the rear is an impressive approximately 90ft private garden, offering ample outdoor space for families, keen gardeners or future extension potential.

Location

Melbury Avenue is one of Norwood Green's most desirable residential roads, renowned for its quiet surroundings whilst remaining exceptionally well connected.

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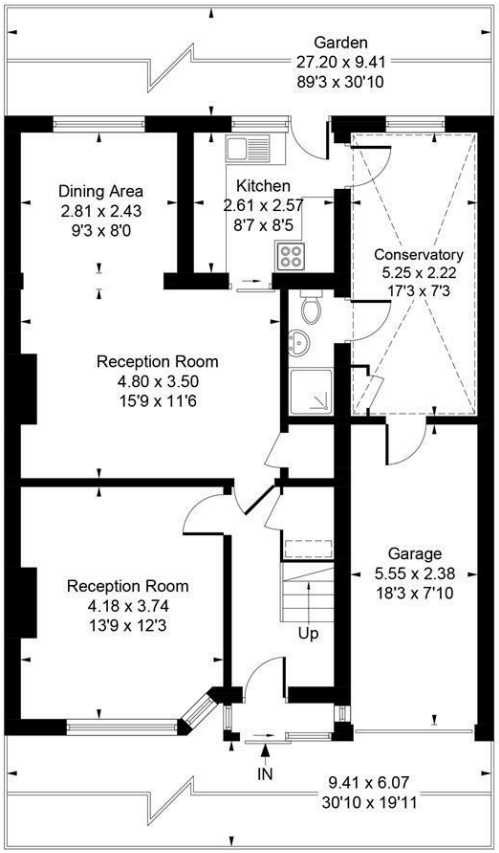

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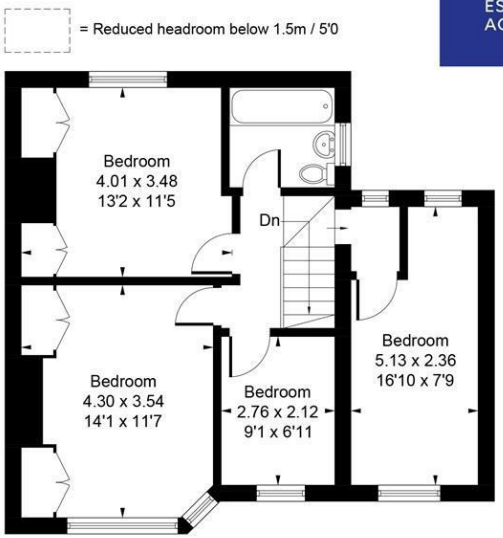




Approximate Gross Internal Area = 150.63 sq m / 1621 sq ft
(Including Garage)



Ground Floor



First 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 purchase.

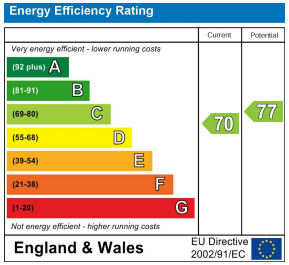
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LOCAL AUTHORITY
Ealing Council

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only





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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