

£1,275,000

Minterne Avenue

Southall, UB2 4HP

PROPERTY SUMMARY

An Impressive and Spacious Family Home Offering Versatile Accommodation Across Three Floors, Beautifully Maintained Throughout and Benefiting from a Generous Rear Garden.

Situated along the desirable residential Minterne Avenue in the sought-after Norwood Green area, this substantial family home offers an exceptional amount of living space, extending to approximately 2,468 sq. ft. The property has been lovingly maintained by its current owner and provides spacious, well-balanced accommodation arranged over three floors, making it an ideal purchase for larger or growing families seeking generous living space in a well-established residential location.

The ground floor welcomes you with an entrance hallway leading to an impressive reception room, providing an excellent space for entertaining. To the rear of the property is a particularly spacious kitchen/breakfast room, offering ample room for everyday family living, complemented by a separate dining room overlooking the rear garden. The ground floor further benefits from a utility room, guest WC and an additional bedroom/home office, providing flexibility for those working from home or requiring ground-floor accommodation.

The first floor offers three generously proportioned bedrooms, including two particularly spacious double bedrooms, together with two bathrooms, providing excellent convenience for family living.

Occupying the second floor is a further substantial double bedroom with an additional bathroom, creating an ideal private bedroom suite. This floor also benefits from extensive eaves storage, adding further practicality to the home.

Externally, the property enjoys a generous rear garden measuring approximately 79 ft in length, providing excellent outdoor space for entertaining, family activities and relaxation. To the front, the property benefits from a driveway area, adding to its practicality and appeal.

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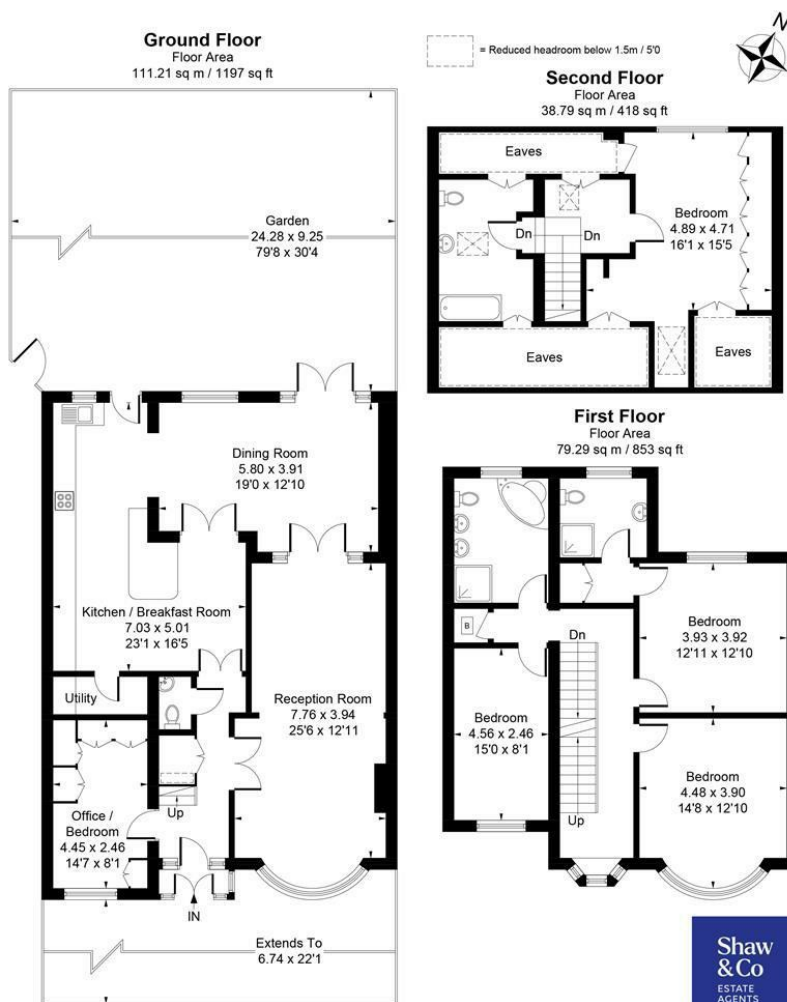
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Total Approximate Gross Internal Area (Excluding Eaves) = 229.29 sq m / 2468 sq ft

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

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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