



**St. Marys Avenue Central, Norwood Green, UB2 4LT**  
**Guide Price £729,950**

**DBK**  
ESTATE AGENTS





Tucked away on a highly sought-after no through road, this spacious detached bungalow offers an exciting opportunity to create a truly bespoke family home.

Thoughtfully extended and arranged over two floors, the property spans approximately 1,712 sq. ft with the ground floor featuring two bright and welcoming reception rooms, a well-proportioned kitchen, and a family bathroom, while four bedrooms are arranged across both levels, including a generous master suite with its own private ensuite in the loft.

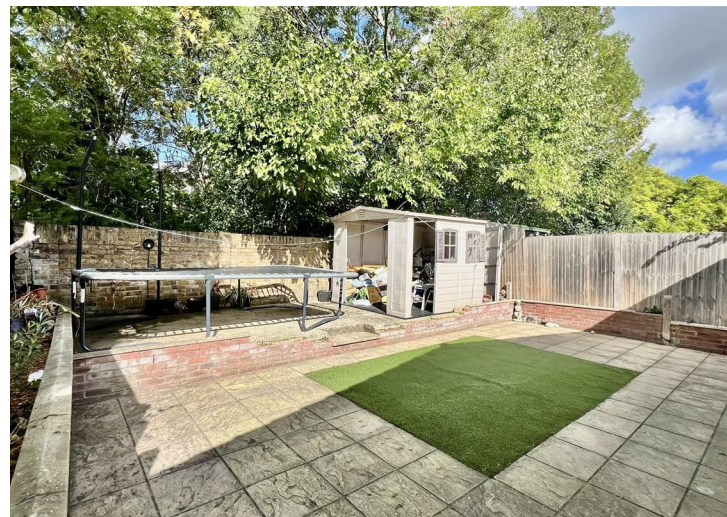
Outside, the rear garden with side gated access offers the perfect setting for outdoor leisure, complemented by a front garden and convenient off-street parking.

Located in the leafy and picturesque village of Norwood Green, it lays nearby to open green spaces including The National Trust Osterley Park and Norwood Green Park. The reputable Khalsa Primary School and St. Mary's Church of England Primary School are within short walk. Southall Station also lays close by connecting commuters to The City and the A4/M4 serves Central London, Heathrow Airport and neighbouring towns.

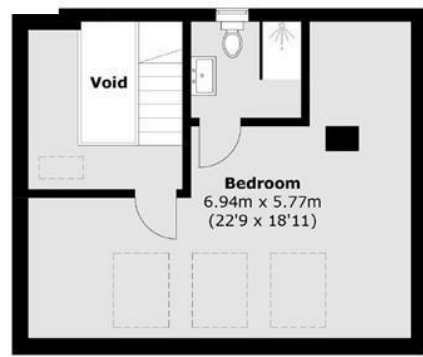


## Key Features

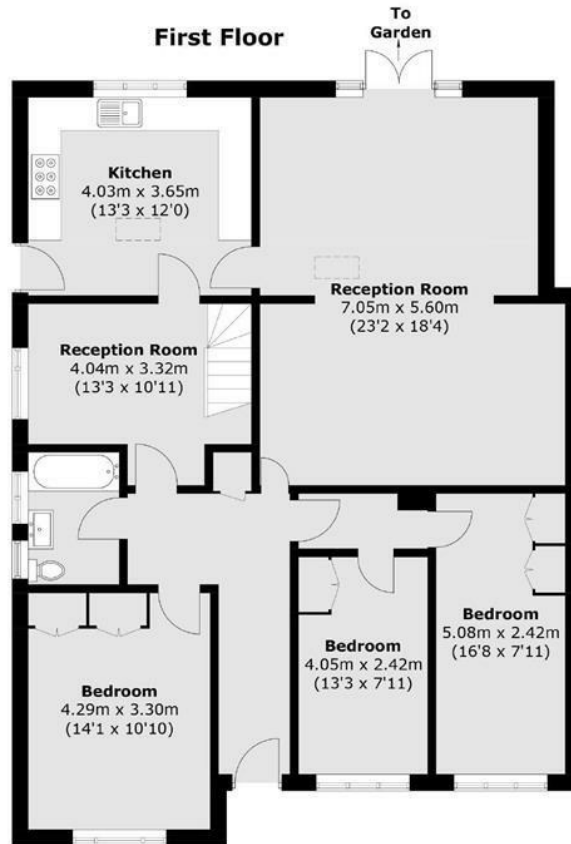
- **Highly Sought After No Through Road**
- **Extended Detached Bungalow Arranged Over Two Floors**
- **Four Bedrooms (Master in Loft with Ensuite)**
- **Two Reception Rooms**
- **Kitchen**
- **Family Bathroom**
- **Rear Garden with Side Gated Access**
- **Front Garden with Off Street Parking**
- **Circa 1,712 Sq.Ft**
- **Requires Some Modernisation**





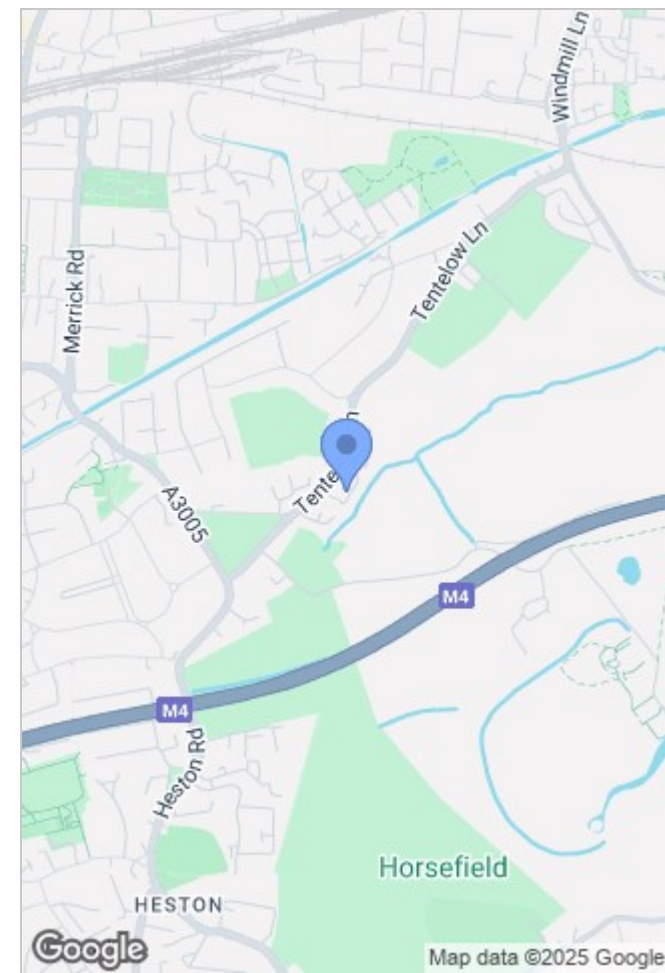


### First Floor



### Ground Floor

Total area (approx.): 159.1 sq. m (1,712.5 sq. ft)  
(Excluding Void)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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