



**Ditton Road, Norwood Green, UB2 5RZ**  
**Guide Price £865,000**

**DBK**  
ESTATE AGENTS





## Ditton Road, Norwood Green, UB2 5RZ

### Guide Price £865,000

Set on a desirable residential road, this stunning double-fronted, extended semi-detached home is offered with No Onward Chain and delivers an impressive 1,991 sq. ft of beautifully arranged living space.

Designed with family living and modern comfort in mind, the property boasts SIX generously sized bedrooms and three stylish bathrooms arranged over two floors.

The heart of the home is the sleek extended kitchen, fitted with high-quality integrated appliances and a bright dining area. A spacious through lounge offers the perfect setting for both relaxed evenings and entertaining, while a large utility room adds further convenience to everyday living.

Outside, a landscaped rear garden creates a private haven while the brick-paved front garden provides off-street parking.

Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Khalsa Primary School, Norwood Green Infant and Nursery School, Featherstone High School and Heston Community School can be found nearby.



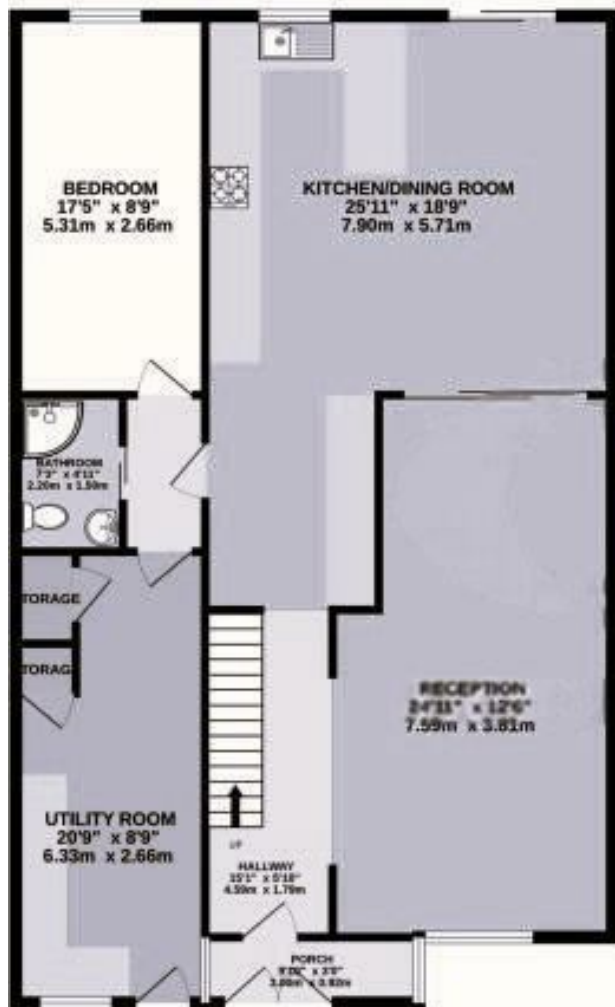
## Key Features

- No Onward Chain
- Double Fronted Extended Semi-Detached Home
  - Six Bedrooms
  - Three Bathrooms
  - Modern Extended Kitchen with Integrated Appliances + Dining Area
  - Through Lounge
  - Large Utility Room
  - Landscaped Rear Garden
- Brick Paved Front Garden with Off Street Parking
  - Circa 1,991 Sq.Ft





GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.

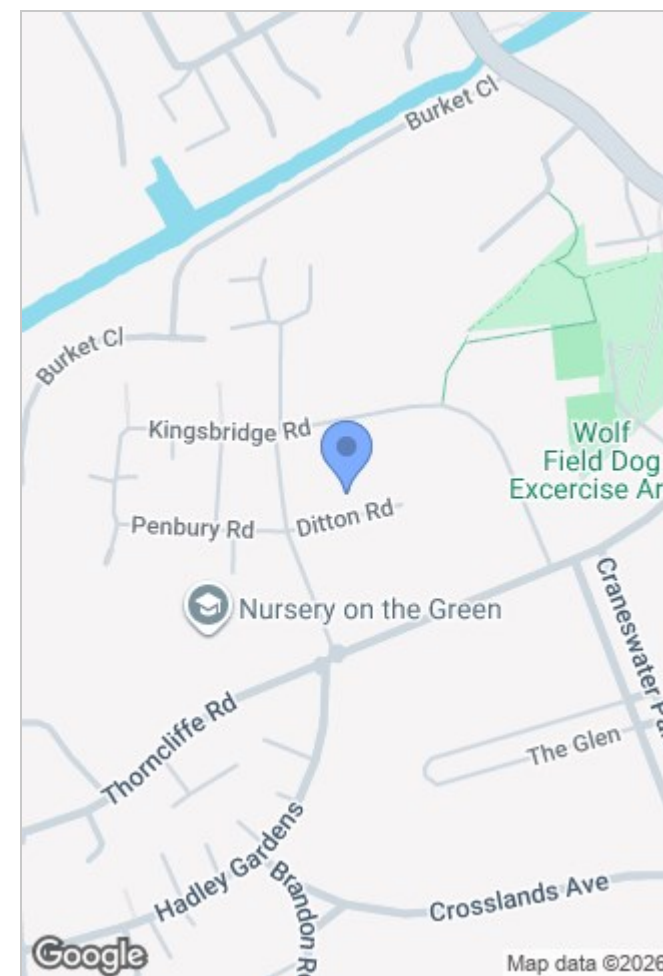
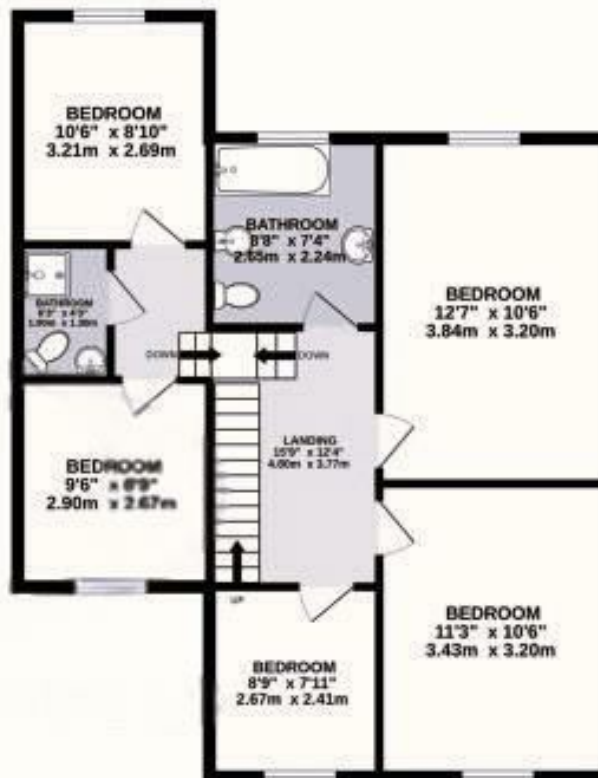


TOTAL FLOOR AREA: 1991 sq.ft. (184.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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