



Thorncliffe Road, Norwood Green, UB2 5RH
Guide Price £400,000

DBK
ESTATE AGENTS



This extended terrace home offers versatile living space across approximately 860 sq.ft.

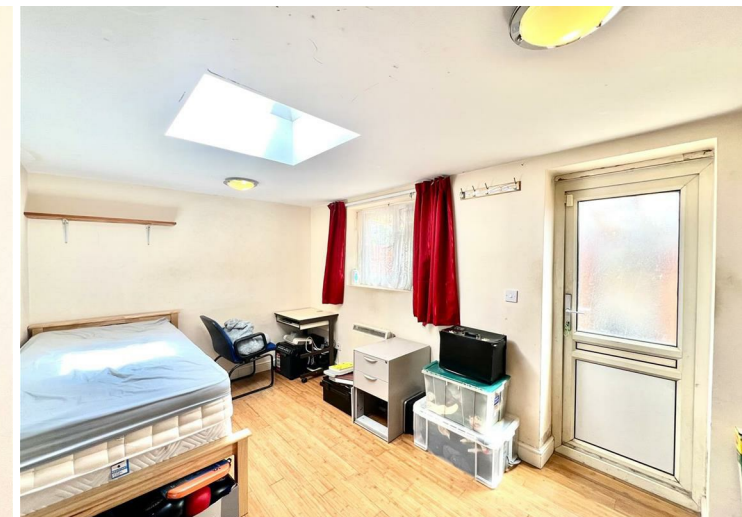
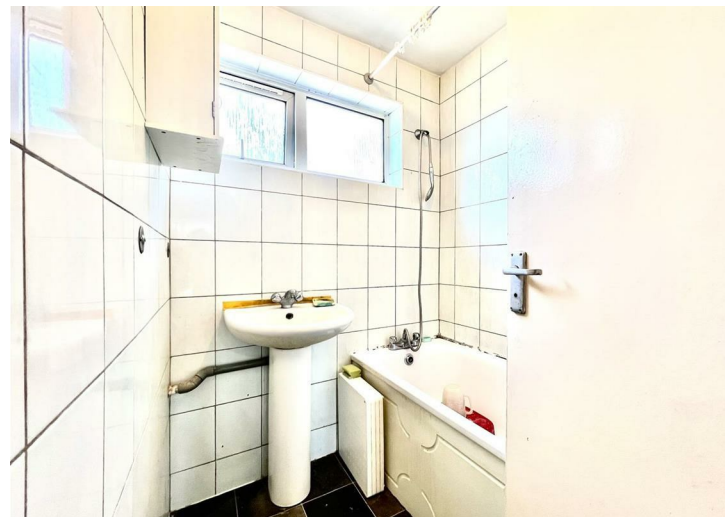
The property comprises three to four bedrooms, a bright reception room, a well-appointed kitchen, a family bathroom, and a convenient ground floor WC.

Externally, the home features a private rear garden with gated access, a welcoming front garden, and on-street parking.

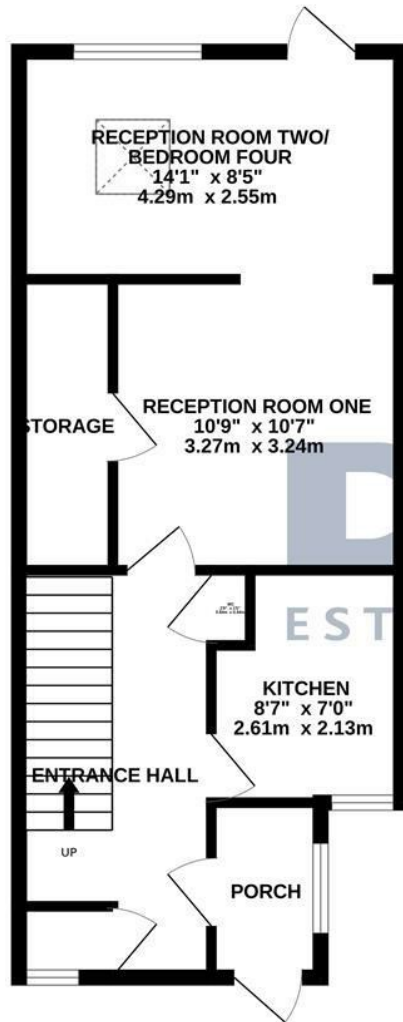
Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 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

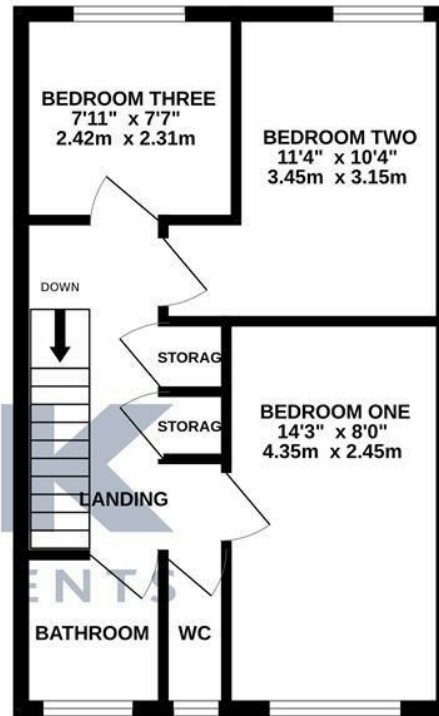
- **Extended Terrace Home**
- **Three/ Four Bedrooms**
 - Reception Room
 - Kitchen
- **Family Bathroom**
- **Ground Floor WC**
- **Rear Garden with Rear Gated Access**
 - Front Garden
- **On Street Parking**
- **Circa 860 Sq.Ft**



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

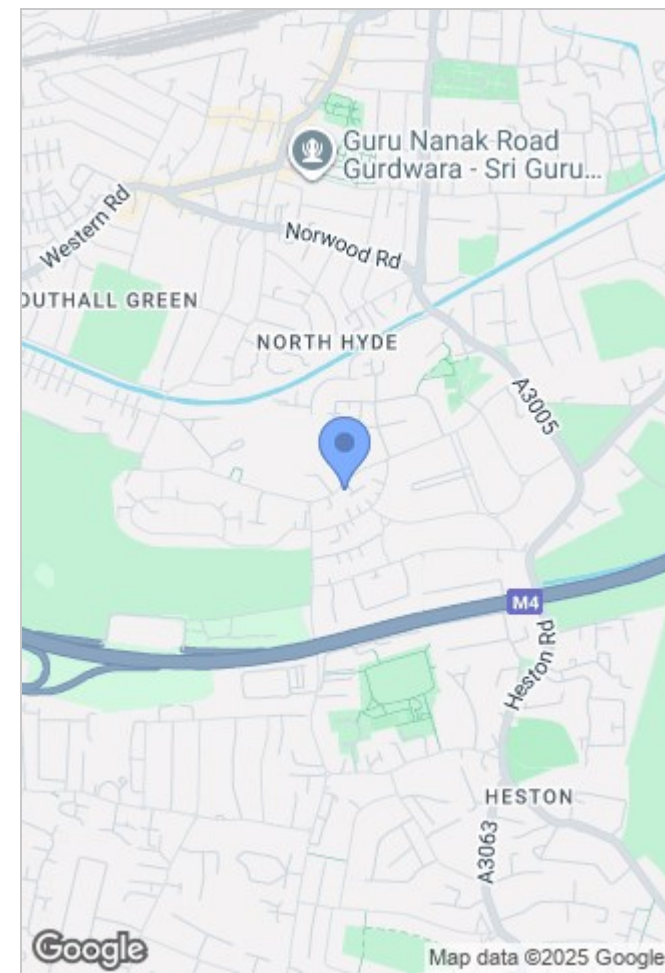


1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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