



**Burket Close, Norwood Green, UB2 5NR**  
**Guide Price £630,000**

**DBK**  
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## Burket Close, Norwood Green, UB2 5NR

### Guide Price £630,000

This immaculate and well-presented end of terrace home spans approximately 1,223 sq.ft and offers an abundance of space and modern living features.

The property boasts five bedrooms, including a fifth bedroom with an ensuite wet room providing comfort and convenience for a large family. The modern fitted kitchen is perfect for culinary enthusiasts, while the large reception room with a dining area is ideal for entertaining guests. The fashionable family bathroom suite adds a touch of elegance and the conservatory provides additional living space with views of the garden.

Additional features include a cloakroom, a rear garden with side gated access and a front garden with off-street parking.

Sited within walking distance to the Grand Union Canal and excellent nearby transport links such as Southall Station (soon to be linked with Crossrail) connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 and A40 can be found within close proximity. Reputable schools such as Khalsa Primary School, Norwood Green Junior School and Featherstone High School can all be found within a short walk.

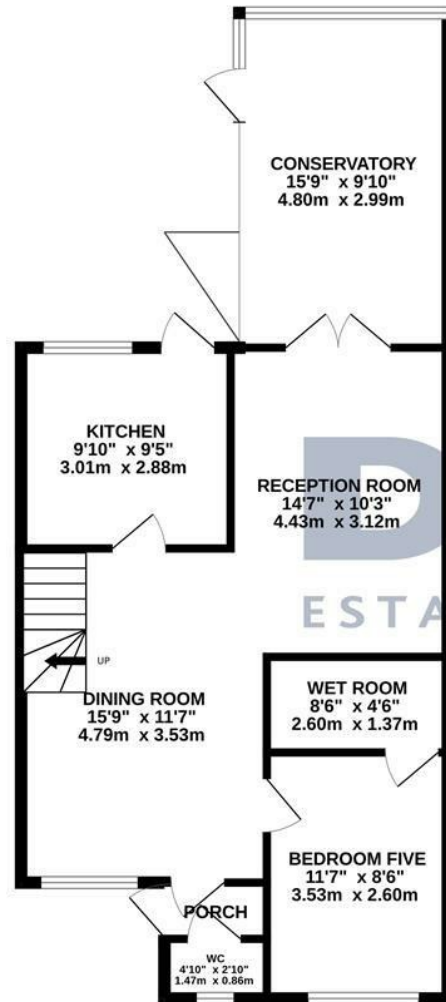


## Key Features

- Immaculate + Well Presented End of Terrace
  - Circa 1,223 Sq.ft
- Five Bedrooms (Bedroom Five with Ensuite Wet Room)
  - Modern Fitted Kitchen
- Large Reception Room with Dining Area
  - Fashionable Family Bathroom Suite
    - Conservatory
    - Cloakroom
- Rear Garden with Side Gated Access
- Front Garden with Off Street Parking



GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



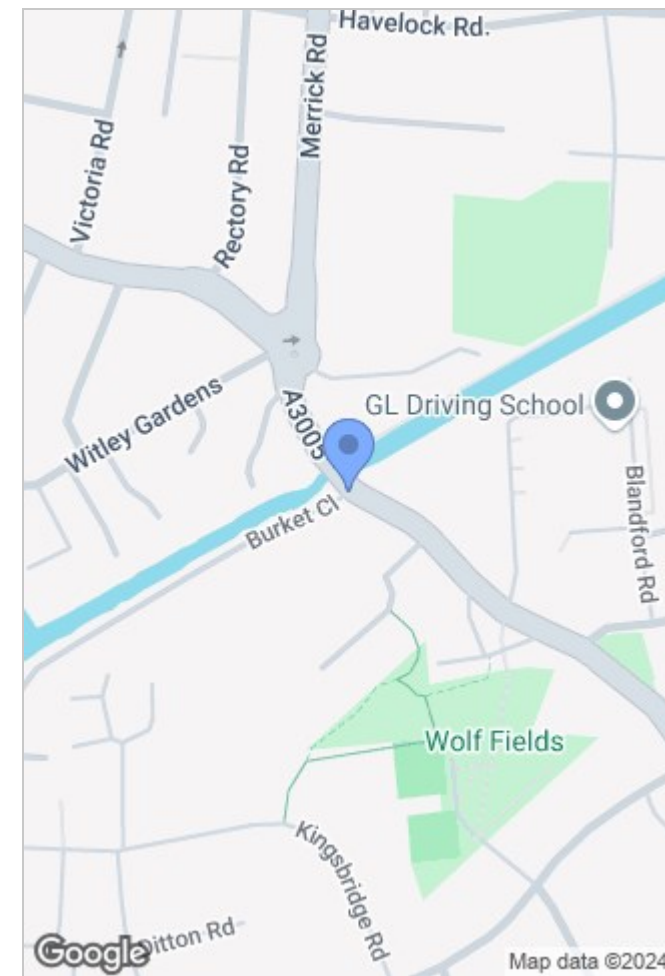
1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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		
(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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