



Penbury Road, Norwood Green, UB2 5RX
Guide Price £535,000

DBK
ESTATE AGENTS



This terraced property is offered to the market with No Onward Chain and provides scope for further development, subject to planning permission.

The ground floor features two reception rooms offering flexible living and dining space, alongside a separate kitchen. A ground floor wet room with WC adds practicality, while a conservatory to the rear provides additional living space overlooking the garden. Upstairs, there are three bedrooms served by a family bathroom.

Externally, the property benefits from a rear garden ideal for outdoor enjoyment, as well as a front garden with the advantage of 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.



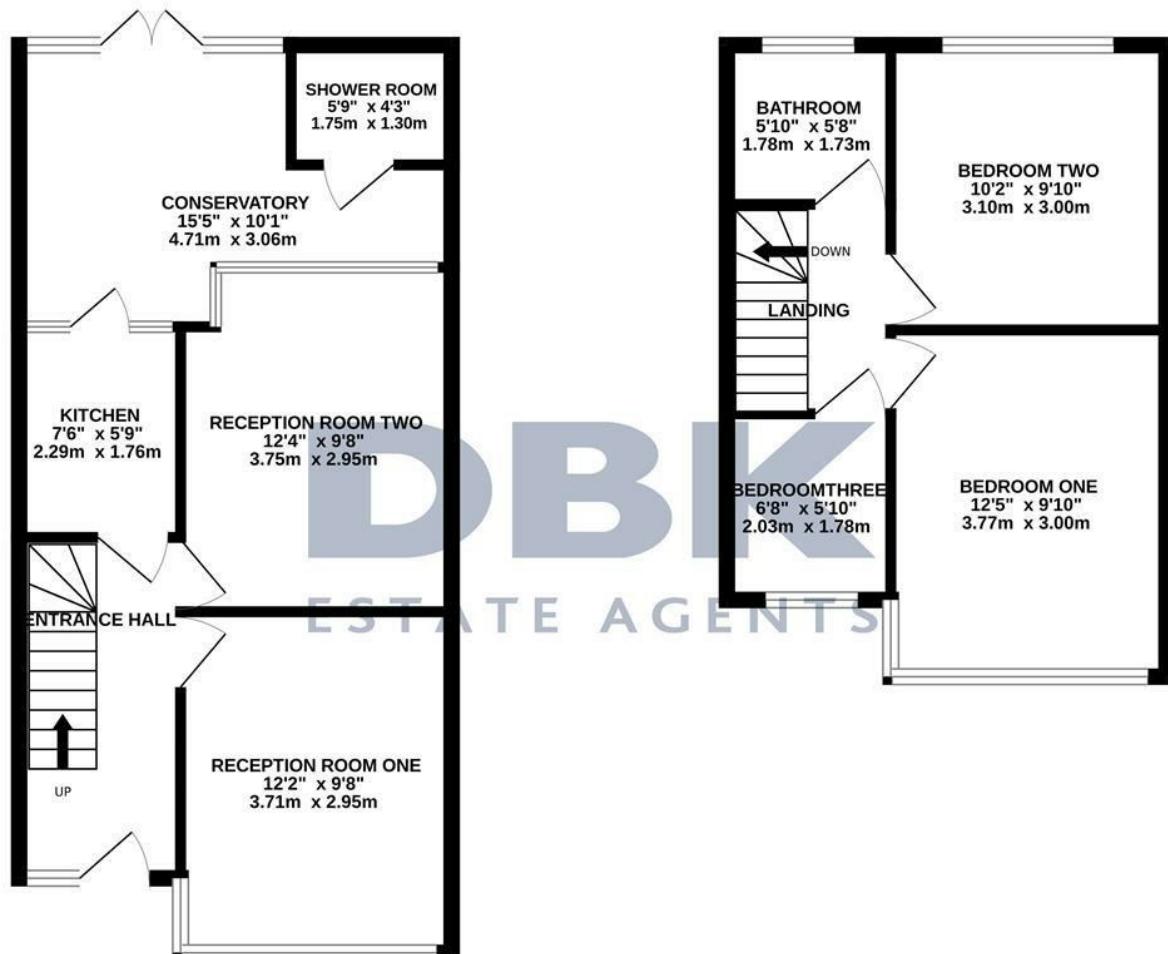
Key Features

- **No Onward Chain**
- **Terrace Property**
- **Three Bedrooms**
- **Two Reception Rooms**
 - Kitchen
- **Family Bathroom + Ground Floor Wet Room with WC**
 - Conservatory
 - Rear Garden
- **Front Garden with Off Street Parking**
 - Circa 824 Sq.Ft



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

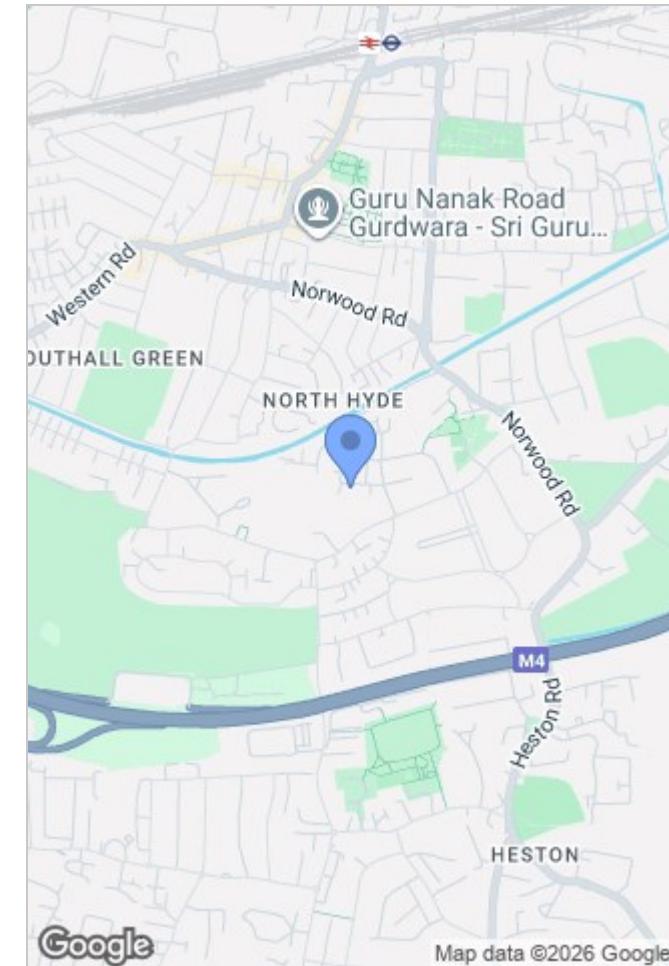
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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 not be used as such by any prospective purchaser. The services, stairs 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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			