



**Alleyn Park, Norwood Green, UB2 5QU**  
**Guide Price £995,000**

**DBK**  
ESTATE AGENTS





**SOLD BY DBK!**

This property combines space, style and potential in one of the area's most sought-after locations, making it a must-see for buyers.

Nestled on a prominent and leafy residential road, this vastly extended semi-detached family home offers an impressive 2,147 sq. ft. of living space, with even more potential for further development (subject to planning permission).

The home features FOUR generously sized bedrooms, perfect for a growing family. The through lounge provides an open and inviting space for relaxation, while the extended kitchen/diner is ideal for both everyday meals and entertaining. A separate utility room adds to the convenience and functionality of the home.

The chic family bathroom, along with an additional ground floor shower room ensures comfort and style throughout.

Step outside to enjoy the beautifully landscaped rear garden complete with a brick outbuilding that offers versatility for use as a home office, gym or additional storage. The front garden also includes off-street parking providing both practicality and ease.

Situated in the picturesque village of Norwood Green this property is surrounded by lush green spaces, including The National Trust Osterley Park and Norwood Green Park. The area is home to the esteemed Khalsa Primary School and is conveniently located near Southall Station. Both Ealing and Hounslow are just a short distance away, with easy access to the A4/M4, M25 and M40 connecting you effortlessly to Central London, Heathrow Airport, and neighbouring towns.



## Key Features

- **Prominent + Leafy Residential Road**
- **Vastly Extended Semi-Detached Family Home**
- **Circa 2,147 Sq.Ft with Further Scope for Development (stpp)**
  - **Four Large Bedrooms**
  - **Through Lounge**
- **Extended Kitchen/ Diner + Utility Room**
- **Chic Family Bathroom + Ground Floor Shower Room**
- **Landscaped Rear Garden with Brick Out Building**
- **Front Garden with Off Street Parking**
  - **Externally Finished with K Rend**





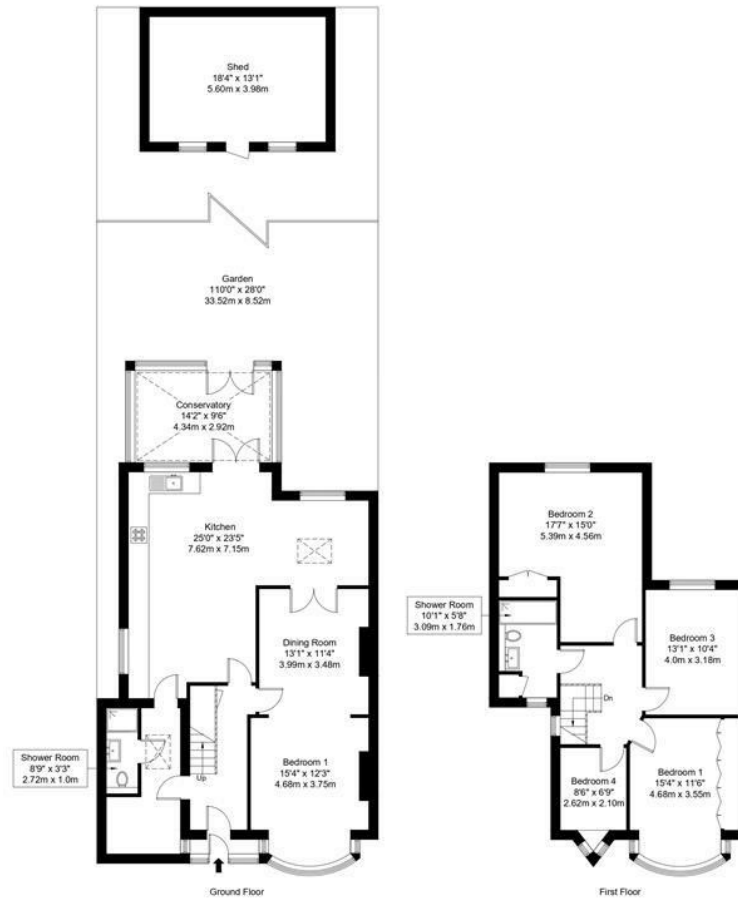
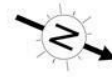
# Alleyn Park, UB2 5QU

Approx Gross Internal Area = 177.14 sq m / 1907 sq ft

Garden = 283.05 sq m / 3047 sq ft

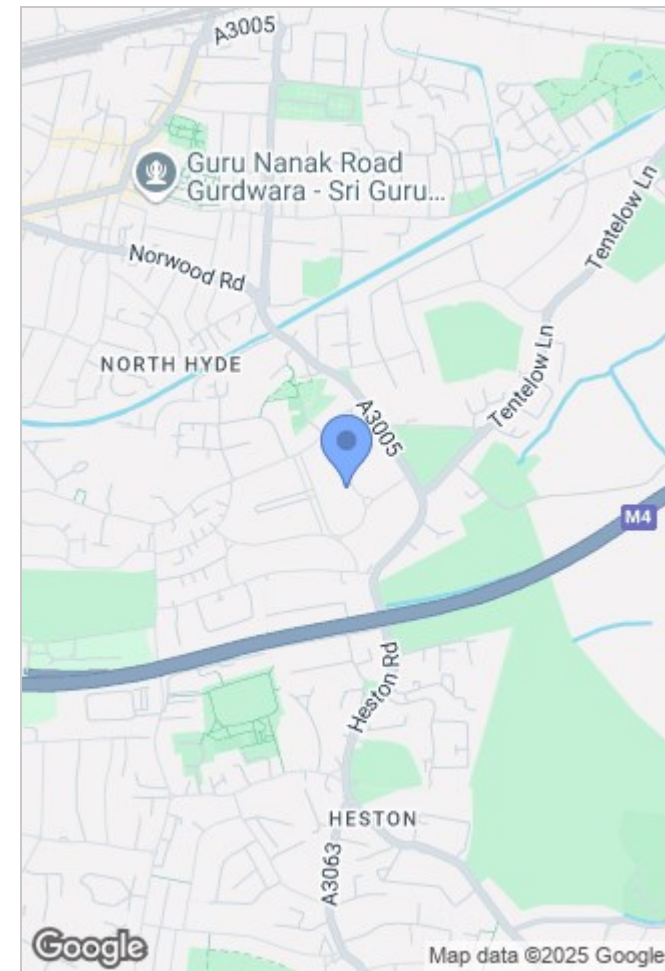
Shed = 22.29 sq m / 240 sq ft

Total = 482.48 sq m / 5193 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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