



Ringway, Norwood Green, UB2 5SU
Guide Price £540,000

DBK
ESTATE AGENTS



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A well-presented double fronted semi-detached home sprawling over 1,800 sq.ft offering spacious accommodation throughout and further scope for development, subject to planning permission.

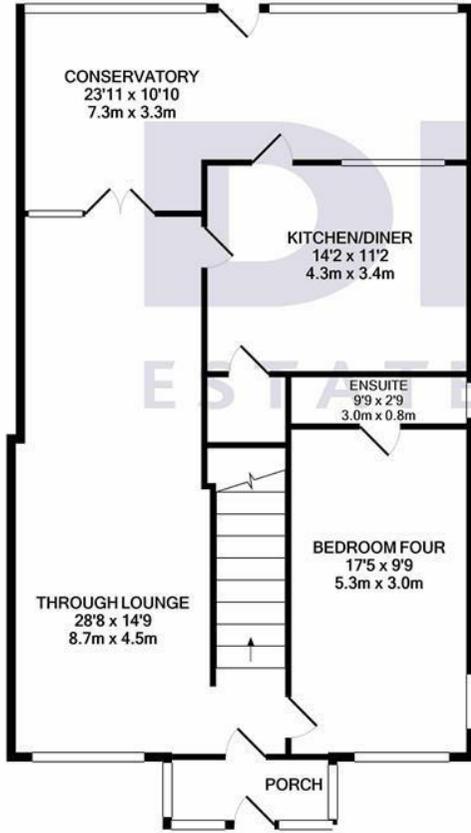
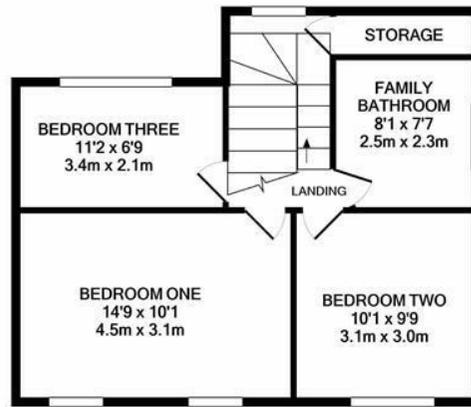
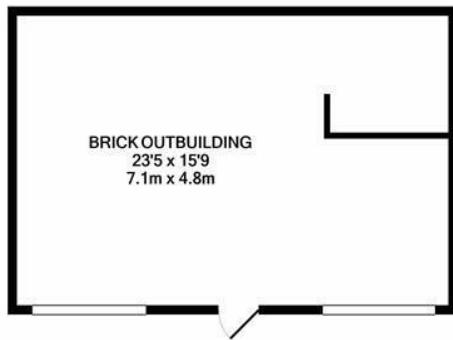
To date the property is spread over two floors with four bedrooms (master with ensuite), through lounge, modern kitchen/ diner, a fashionable family bathroom suite and conservatory. Supplementary to this a rear garden with brick outbuilding, side gated access, ample off street parking and storage.

Sited moments away from excellent nearby transport links such as Southall Overground 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. The property also falls within the catchment for various local reputable schools such as Norwood Green Infant & Nursery School, Springwell School and Khalsa Primary School.

Key Features

- **Extended Double Fronted Semi-Detached Home**
 - **Four Bedrooms (Master with Ensuite)**
 - **Through Lounge**
 - **Large Kitchen/ Diner**
 - **Chic Family Bathroom Suite**
 - **Conservatory**
 - **Rear Garden with Brick Outbuilding**
 - **Ample Off Street Parking**
 - **Scope for Development (stpp)**
 - **Southall Station 1.1 mile**

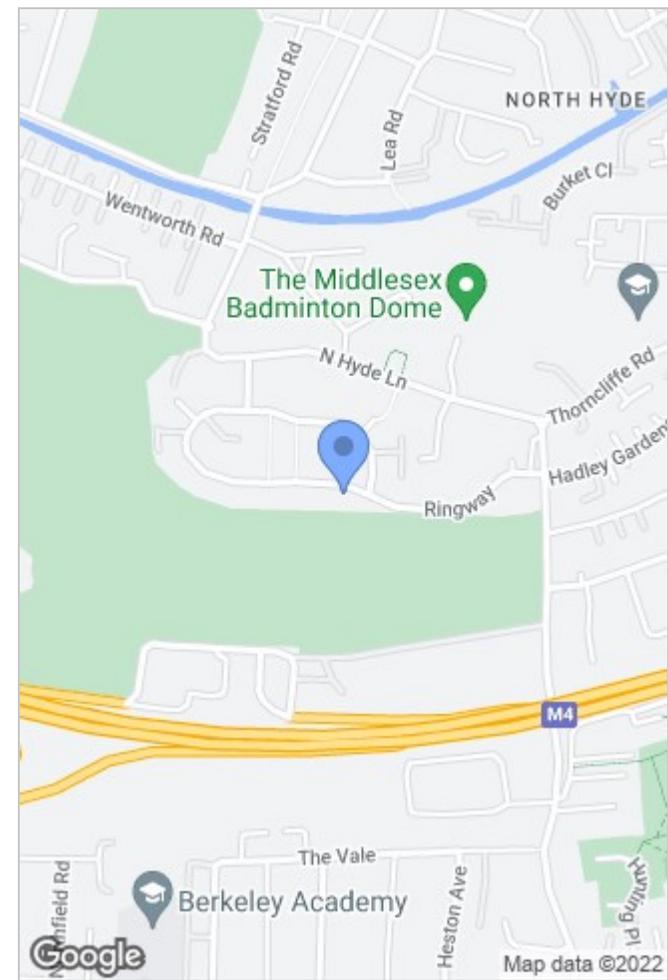




GROUND FLOOR
APPROX. FLOOR
AREA 1354 SQ.FT.
(125.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1816 SQ.FT. (168.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			82
(81-91) B			
(69-80) C		65	
(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			78
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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