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Norwood Terrace, Southall, UB2 4NB
£450,000

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- Two / Three Bedrooms
- Off Street Parking
- Open Plan
- Private Rear Garden
- Freehold House
- Modern Kitchen / Diner Extension
- Good Condition Throughout
- Easy Reach To An Elizabeth Line Station

Description

This delightful property features a welcoming reception room that seamlessly flows into a well appointed fitted kitchen boasting a breakfast bar, sky light window and bifold doors opening onto the rear.

On the first floor, you will find two spacious bedrooms, providing ample space for relaxation and rest. The family bathroom is conveniently located, ensuring ease of access for all.

Rising to the second floor features an additional double bedroom.

The property is further enhanced by a private rear garden, the perfect space outdoor dining and entertainment.

Situation

Norwood Terrace a popular residential road in the heart of Southall with the high street being an just a short drive away with its variety of local shops, restaurants, cafes, takeaways and coffee shops. Southall Station being moments away with the Elizabeth line providing easy links to central London and the surrounding areas. For the motorist the M4 and M25 being within a close proximity. Highly regarded schools in the local area including Hambrough Primary School.



Norwood Terrace, UB2
Approximate Area = 969 sq ft / 90.0 sq m
For identification only - Not to scale

The floor plan consists of three main sections: the Ground Floor, the First Floor, and a Room-In Roof. The Ground Floor is a long, narrow space with a Garden at the top (7.44 x 3.47 / 24'5 x 11'5), a Kitchen / Dining Room in the middle (5.82 x 2.88 / 19'1 x 9'5), and a Reception Room at the bottom (6.82 min x 3.35 max / 22'5 x 11'0). The First Floor has two Bedrooms (2.35 max x 2.34 max / 7'9 x 7'8 and 3.30 max x 3.19 max / 10'10 x 10'6) and a bathroom. The Room-In Roof is a small space (4.26 max x 3.37 max / 14'0 x 11'1) with a staircase. A legend indicates that dashed lines represent reduced headroom below 1.5m / 5'0. A north arrow is located in the top left corner.

Ground Floor

First Floor

Room-In Roof

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map showing the location of a property marked with a green pin. The property is situated on Tentlow Ln, which runs diagonally from the bottom left towards the top right. To the north of the property, Melbury Ave and Minterne Ave are visible. To the west, the Grand Union Canal runs horizontally. The M4 motorway is shown at the bottom of the map, running diagonally from the bottom left towards the top right. The map includes labels for 'Grand Union Canal', 'Melbury Ave', 'Minterne Ave', 'Tentlow Ln', 'A3005', and 'M4'. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		68	77	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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