

## Lot 13

307 Norwood Road, Norwood  
Green, UB2 4JJ

**GUIDE PRICE: £450,000**



**SUBSTANTIAL DETACHED HOUSE IDEAL FOR  
INVESTMENT**

This substantial detached property offers three bedroom accommodation with four reception rooms and is located within a popular residential area. The property benefits from double glazing and gas-fired central heating as well as off-street parking and a private garden to the rear. The house has been let on an Assured Shorthold Tenancy and has been utilised as five bedroom accommodation. Norwood Road is located within easy reach of the A4020 Uxbridge Road and M4 motorway, as well as Southall Mainline Station. The property is being sold with the benefit of vacant possession and will be of interest to investment buyers and owner/occupiers.

### ACCOMMODATION

Entrance hall, living room open plan with kitchen, shower room/wc, further living room, two receptions currently utilised as bedrooms, first floor landing, master bedroom with en-suite, bedroom two, bedroom three, bathroom, paved off street parking to front, private garden to rear

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000  
Council Tax Band: E

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN