

## GLADE LANE, NORWOOD GREEN

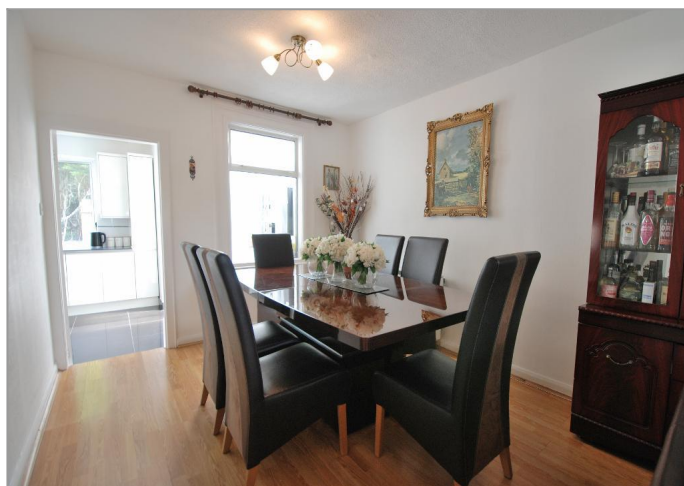


£599,999

Situated quite literally 'a stones throw' from canalside walks in Norwood Green, Tuffin & Wren are delighted to offer for sale this most spacious, semi-detached period family home. The property has been extended and much improved by the present owners and now boasts ample family living accommodation that simply must be seen to be fully appreciated! Features include; through reception rooms, a separate 3rd reception room, a very stylish kitchen/breakfast room with pantry and utility room. There are 4 double bedrooms with an en-suite shower room to the master and a large family bathroom on the upper floor. The property also benefits from a wonderful rear garden, a study/office (or even 5th bedroom), downstairs shower room & WC and the very handy off street parking for a number of vehicles at the front.

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

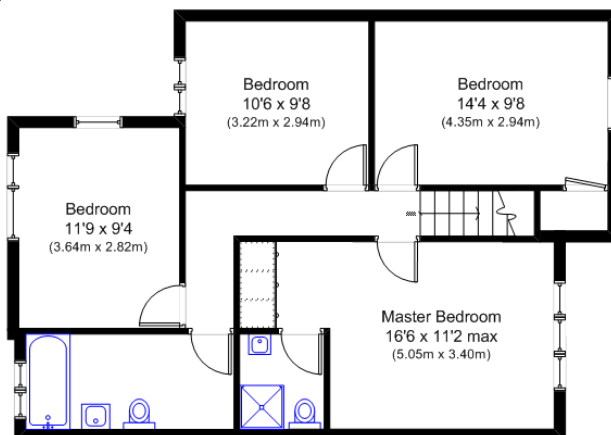
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

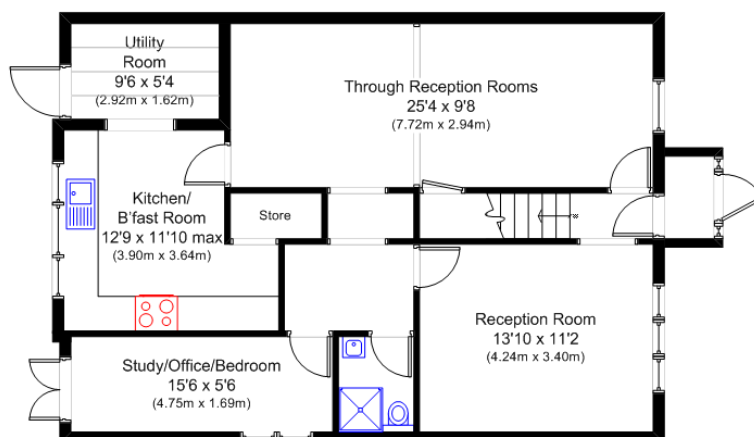


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First Floor



Ground Floor

Glade Road, Norwood Green, Southall

Gross Internal Area:  
Approx. 152 sqm (1635 sqft)

N.B. Not to Scale  
(for illustration purposes only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	