



25 Beechwood Avenue, Greenford, UB6 9UB

£330,000

EVANS
& COMPANY

Beechwood Avenue Greenford

- Ground Floor Maisonette
- 2 Bedrooms
- Double Glazed
- Gas Central Heating
- Private Rear Garden
- 136 Year Lease
- Westridge Location
- Walking distance to Local Shopping and Transport Links



Welcome to Beechwood Avenue, Greenford - a charming location for this delightful 2-bedroom ground floor maisonette.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, offering ample space for a small family or those looking for a guest room or home office.

The maisonette features a modern bathroom, ensuring convenience and comfort. With double glazing and gas central heating, you can stay warm and cosy during the colder months.

One of the highlights of this property is the private rear garden, providing a tranquil outdoor space for enjoying a morning coffee or hosting summer barbecues. The 136-year lease offers peace of mind and long-term security for the new owners.

Don't miss the opportunity to make this charming maisonette your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Covered Entrance

Double glazed front to

Entrance Hall

Laminate floors, radiator, built-in storage cupboards, doors to

Lounge

12'11" x 10'10" (3.96 x 3.32)

Double glazed window to front, radiator, PowerPoint, laminate wood floor

Kitchen

9'3" x 7'8" (2.83 x 2.35)

Range of eye and base level storage units, space for freestanding fridge freezer, built in electric oven with four ring gas hob inset into work surface with overhead extractor hood, space and plumbing for washing machine single drainer one and a half bowl sink unit with mixer tap, wall mounted gas fired boiler, tiled floors, tiled walls, double glazed window and door to rear garden

Bedroom 1

10'7" x 9'1" (3.23 x 2.77)

Double glazed window to rear, radiator, PowerPoint.

Bedroom 2

10'7" x 7'4" (3.25 x 2.24)

Double glazed windows front, radiator, PowerPoint, laminate wood floor.

Bathroom

White suite with panel enclosed bath with mixer tap, mains fitted shower with wall mounted controls, low level WC, vanity unit washed and basin, tiled wall, tiled floors, chrome heated towel rail, double glazed window to rear

Outside

Front

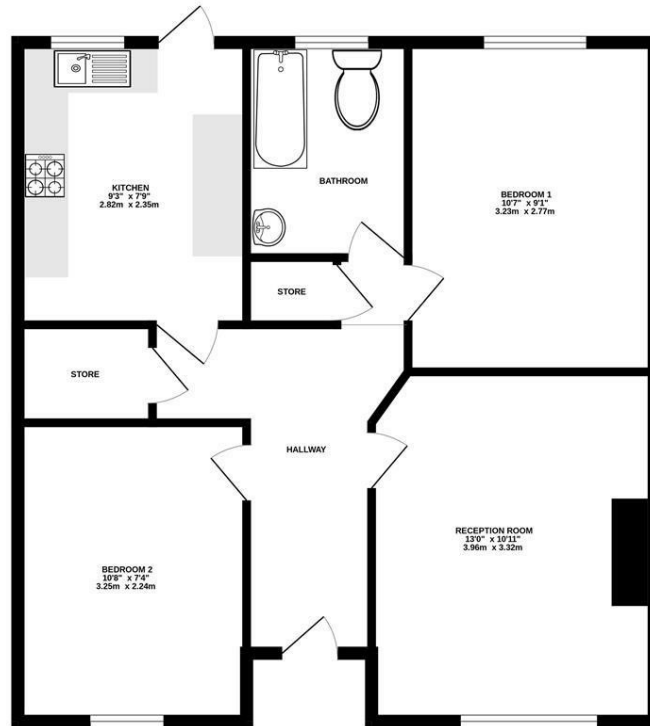
Small lawned area, Side path leading to rear

Rear

Decking area leading onto lawned area surrounded by tree and shrubs, enclosed by panel fencing, concrete outstanding for timber shed, side gate



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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55 The Broadway, Greenford, Middlesex, UB6 9PN
020 8575 7722
enquiries@evanson-line.com
www.altosoftware.co.uk

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	67	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		