



14 Avon Court, Braund Avenue, Greenford, UB6 9JH  
£285,000

**EVANS**  
& COMPANY

# Avon Court Greenford

- Ground floor maisonette
- Two double bedrooms
- Gas central heating
- Double glazed
- Private rear garden
- Communal parking area
- No upper chain
- 97 year lease

Welcome to Avon Court, a charming ground floor maisonette located on Braund Avenue within walking distance of local shops, bus routes and Greenford Broadway. The property boasts features that include double glazed windows, gas central heating and a private rear garden. The property is offered with no upper chain.

## Communal front door

Security entry phone system, front door to

## Lounge

13'1" x 11'5" (4.01 x 3.48)

Double glazed window to front, radiator ,  
power points



## Kitchen

9'9" x 6'10" (2.98 x 2.10)

Eye and base level storage units, single drainer stainless steel sink unit with mixer taps , tiled walls, double glazed window and door to rear garden, built in storage cupboards. Double glazed window and door to rear garden.

## Bedroom 1

11'5" x 11'7" (3.48 x 3.54)

Double glazed window to front, radiator, power points, built in wardrobe

## Bedroom 2

10'3" x 8'4" (3.13 x 2.56)

Double glazed window to rear, radiator, wall mounted gas fired boiler ,

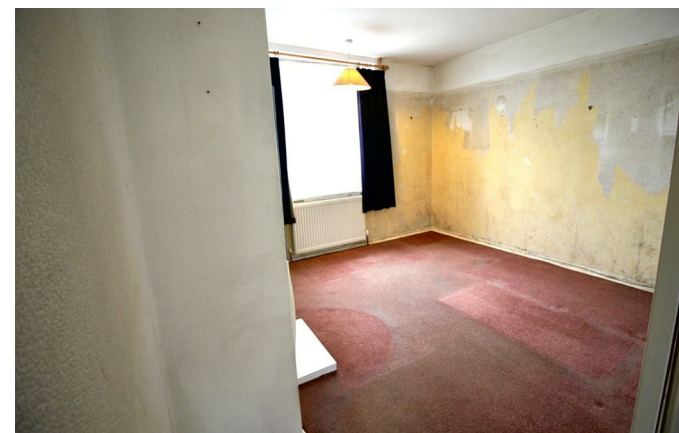
## Bathroom

Panel enclosed bath with electric wall mounted shower, low Level wc, wash hand basin

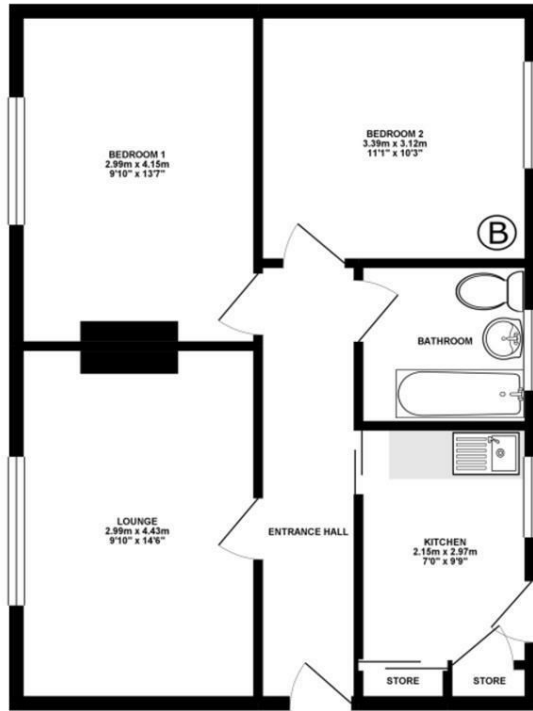
## Outside

### Rear

Paved Rear garden, well stocked with flowers and shrubs.Side Access

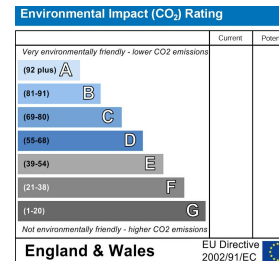
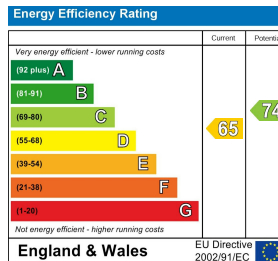


GROUND FLOOR 51 sq. m.  
( 548.96 sq. ft. )



TOTAL FLOOR AREA : 51.00 sq. m. ( 548.96 sq. ft. ) 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 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.  
Made with floorplan 602/4



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