



36a Beechwood Avenue, Greenford, Middlesex, UB6 9UA

£350,000

**EVANS**  
& COMPANY

# Beechwood Avenue Greenford

- First Floor Masionette
- 2 Double Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Private Enclosed Rear Garden

## External Stairs

Double glazed door to

## Entrance Hall

Built in storage cupboard, doors to

## Lounge

Double glazed window to front, radiator, TV point, power points, wood flooring

## Kitchen

Modern range of eye and base level storage units, roll edge work surfaces, sink unit, space for cooker, space and plumbing for washing machine, double glazed windows to rear and side, power points, space for fridge.

## Bedroom 1

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

## Bedroom 2

Double glazed window to rear, wood flooring, radiator, power points



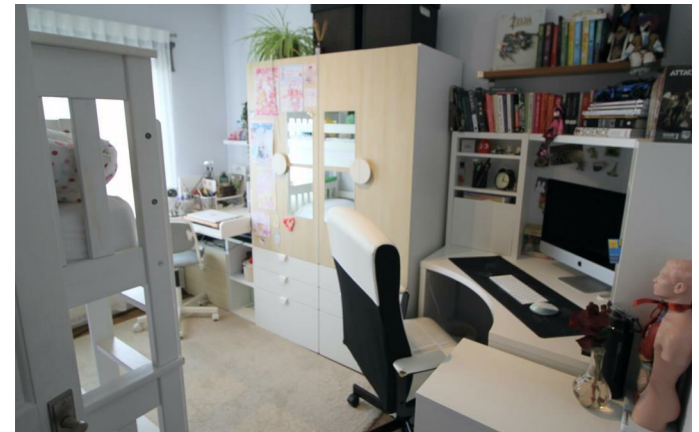
## Bathroom

Panel enclosed bath with mixer taps and shower attachment, low level wc, wash hand basin, tiled walls, chrome heated towel rail, double glazed window to rear, access hatch to loft

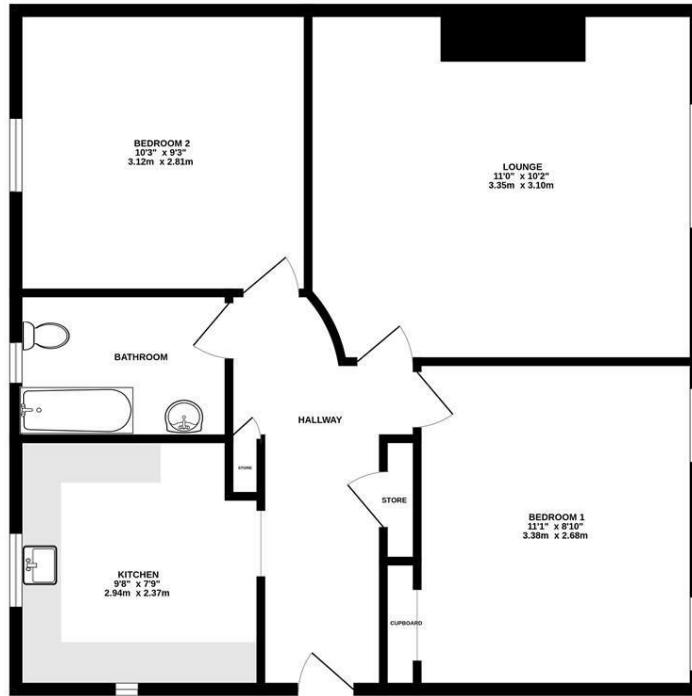
## Outside

## Rear

Side pathway leading to fully enclosed private garden with paved area leading to lawned area

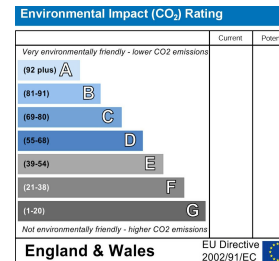
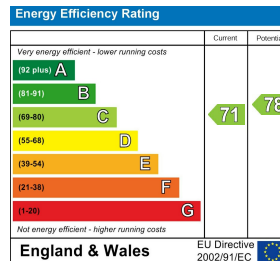


GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
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