

£589,950

Braund Avenue

Greenford, UB6 9JJ

PROPERTY SUMMARY

Situated on a popular residential road in Greenford, this well-proportioned three-bedroom semi-detached home offers excellent scope for extension (subject to the usual planning consents), making it an ideal purchase for growing families, investors, or buyers looking to create some extra space.

The property is in good order throughout, providing a fantastic opportunity for a purchaser to modernise and add value. The ground floor features a bright and spacious through reception/dining room measuring over 24ft in length, creating an excellent entertaining and family space. A separate fitted kitchen overlooks the rear garden, while the generous side space offers clear potential for a substantial side extension, with further opportunities to extend across the rear, subject to the necessary planning permissions.

Upstairs, the property comprises three bedrooms together with a family bathroom. Externally, the home benefits from a rear garden extending approximately 47ft, ideal for families or those looking to enhance the outdoor space. A detached garage provides additional storage or secure parking, whilst the front garden offers further potential to increase parking capacity if required.

This property represents an excellent opportunity for buyers seeking a home they can personalise, whilst benefiting from significant future development potential.

Location

Braund Avenue is a well-established residential road within Greenford, offering excellent convenience for commuters and families alike. The property is ideally situated within easy reach of Greenford Broadway and nearby shopping facilities, supermarkets, cafés and local amenities.

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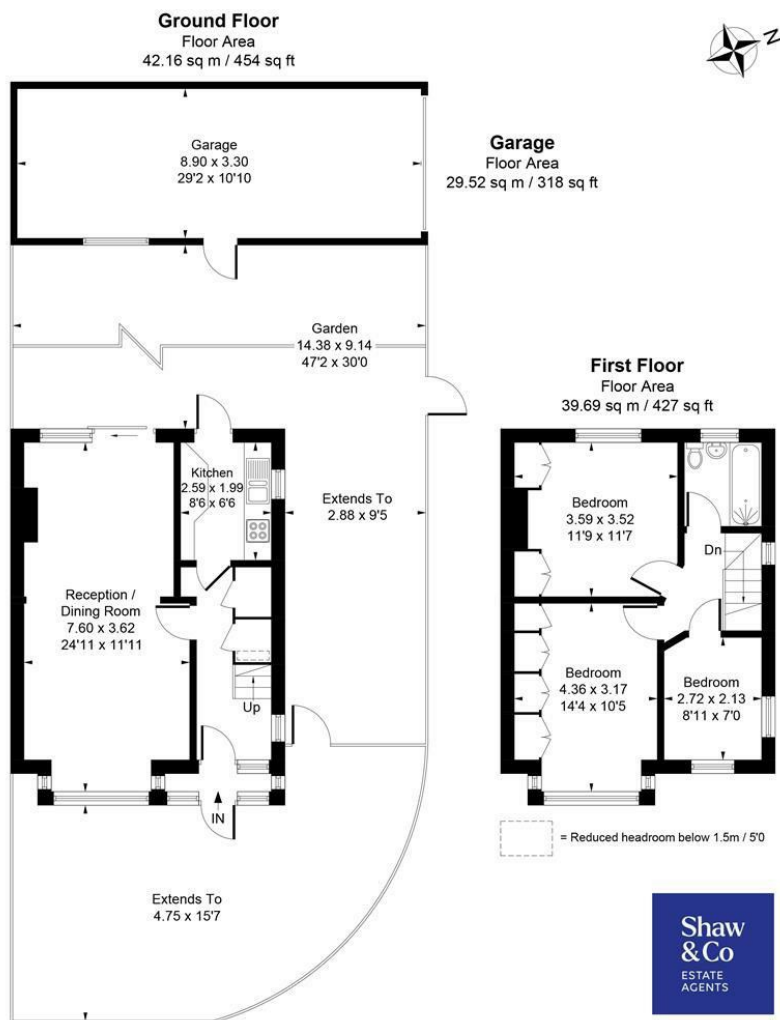
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Total Approximate Gross Internal Area (Including Garage) = 111.37 sq m / 1199 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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LOCAL AUTHORITY

Ealing

TENURE

Freehold

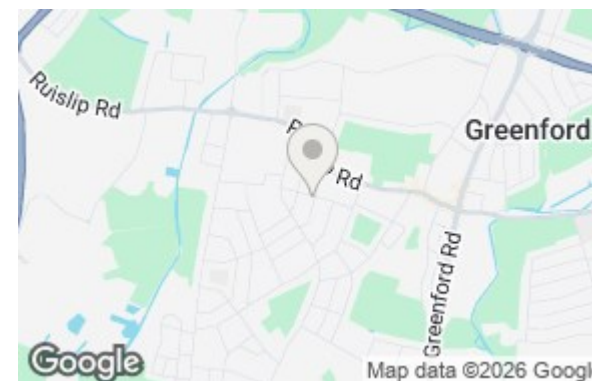
COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		8
(81-91)	B		
(69-80)	C		66
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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