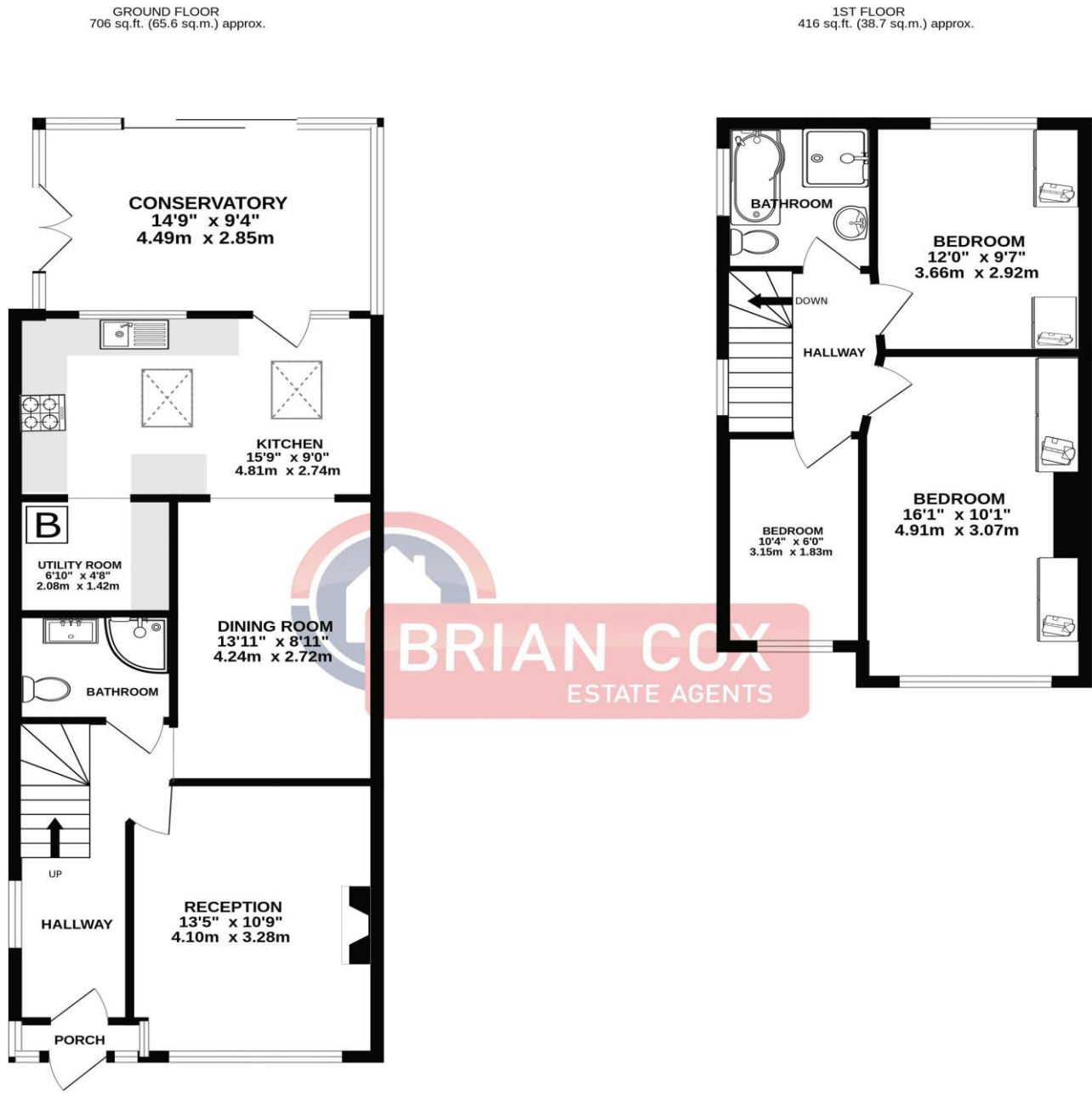


the floorplan...



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 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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more details from...

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email: emma.gerald@brian-cox.co.uk
web: www.brian-cox.co.uk



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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THREE BEDROOM - SEMI-DETACHED - CHAIN FREE - EXTENDED TO THE REAR - POPULAR RESIDENTIAL ROAD - SOUTH FACING GARDEN. Brian Cox and Company are delighted to bring to the market this chain free, spacious extended three-bedroom semi-detached family home with a south-facing garden, ideally located close to local amenities, transport links, highly rated schools and being offered chain free. This attractive 1930s property has been extended to create generous living space, featuring an entrance porch, two reception rooms, a fully tiled ground-floor bathroom, an extended kitchen with dining area, utility room, and a high-spec conservatory with Velux roof windows and doors opening onto a recently installed decked terrace, providing a quiet and peaceful sanctuary. Upstairs are three well-proportioned bedrooms and a modern family four-piece bathroom. The loft is fully insulated and boarded, with access via a telescopic ladder. Additional benefits include planning permission already in place for a loft conversion, double glazing, gas central heating, and a 36kW combination boiler. Outside, the south-facing rear garden enjoys plenty of sunshine and includes a timber shed and secure side access. There is also potential for off-street parking at the front, subject to the necessary consents. Viewings are highly recommended so call now to arrange yours!!



£699,950
Freehold

Beechmount Avenue, London, W7 3AE



in brief...

- Three Bedroom
- Semi-Detached Freehold Family Home
- Extended to the Rear (approx. 30sqm)
- South Facing Garden
- Securely Gated Side Access
- Conservatory



the location...

nearest stations ...

Castle Bar Park (0.6 miles)
Hanwell (0.8 miles)
Drayton Green (0.8 miles)

Hanwell is a hidden gem with beautiful green areas West of Greenford Avenue with a very rural feel. There are a good variety of properties that make the area quite unique coupled with great canal walks and open spaces for cycling.

Above all Hanwell has a very good community spirit and good transport links including Hanwell Station which is just 0.8 miles away provides easy access to London Paddington (Elizabeth Line) and Heathrow (Heathrow Connect).

There are many local primary schools situated close to the property some of these include Brentside Primary School, Mathilda Marks-Kennedy Jewish Primary School, Mayfield Primary School and Castlebar School. If you have older children there are also local secondary schools which include The Cardinal Wiseman Catholic School, Ealing Alternative Provision and Drayton Manor High School.

