



14 Avon Court, Braund Avenue, Greenford, UB6 9JH

£335,000

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

Evans & Company are pleased to present this spacious 2 DOUBLE bedroom ground floor maisonette situated in a quiet residential cut de sac within walking distance of local shop, transport links and Greenford Broadway. The property boasts a private rear garden, double glazed windows, refitted kitchen units, new flooring and 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

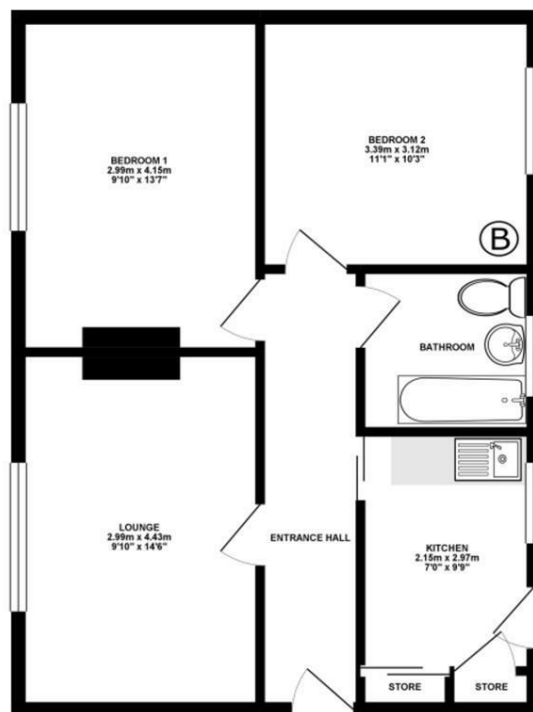
Outside

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 60204



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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	

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	