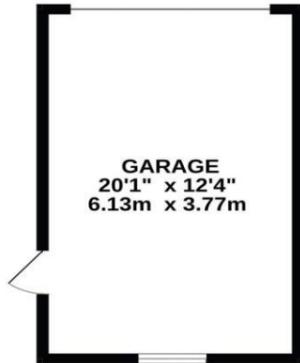
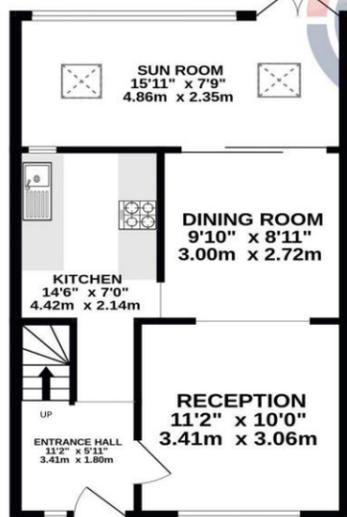
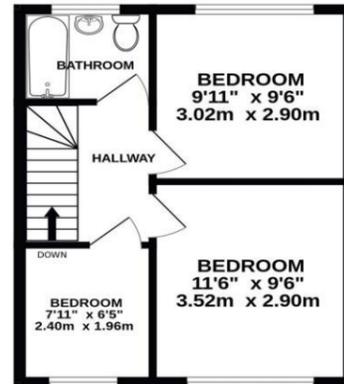


# the floorplan...

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



THREE BEDROOM - MID-TERRACE - FREEHOLD - BEAUTIFULLY PRESENTED THROUGHOUT. Brian Cox and Company are delighted to bring to the market this well presented three bed mid-terrace in Greenford. The property has been updated by the existing owners and briefly consists of a through lounge, fitted kitchen, a bright sunroom, three bedrooms and a fully tiled bathroom. Further benefits include off street parking, double glazing, gas central heating and a large rear garden with garage to the rear, which can be accessed via a rear service road. Viewings are available now so call to book yours and avoid disappointment!!



£520,000

Freehold

Beechwood Avenue, Greenford UB6

9UD

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.



**in brief...**

- Three Bedroom
- Terrace House
- Large Rear Garden
- Off Street Parking
- Garage to the Rear
- Beautifully Presented



**the location...**

**nearest stations ...**

- Greenford (0.9 miles)
- Northolt (1.0 miles)
- South Greenford (1.2 miles)

Greenford is a large suburb in the London Borough of Ealing in West London, UK. It was an ancient parish in the historic county of Middlesex. It is 11 miles (18 km) from Charing Cross in Central London.

There are several local primary schools in the area which include; Ravenor Primary School, Stanhope Primary School, Coston Primary School and Edward Betham Church of England Primary School which all have a good or higher Ofsted report.

If you have older children there are local secondary schools in the area some of these include; Greenford High School, William Perkin Church of England High School and The Cardinal Wiseman Catholic School.

