



**BEACHWOOD AVENUE**



59 Beechwood Avenue, Greenford, Middlesex, Greater London. UB6 9UD. £575,000



This attractive family home is located on a well-established residential road in Greenford, offering generous accommodation, off-street parking and a substantial private rear garden. The property has been well maintained and provides an excellent opportunity for buyers seeking a comfortable home with further potential to extend or improve, subject to the usual planning consents.

The ground floor comprises a welcoming entrance hallway leading into a bright and spacious reception room, which comfortably accommodates both living and dining areas. Large patio doors to the rear allow plenty of natural light and provide direct access to the garden, creating a great space for family living and entertaining. The fitted kitchen is positioned to the rear of the property and offers good storage and worktop space, with a convenient layout and access to the garden.

To the first floor, the property offers three well-proportioned bedrooms, all suitable for family use or home working, along with a family bathroom. The layout is practical and well balanced, making excellent use of the available space. Externally, the property benefits from a private driveway providing off-street parking to the front. To the rear is a generous private garden, ideal for families, outdoor dining or future landscaping, and offering a pleasant and usable outdoor space.

Beechwood Avenue is conveniently located for a range of local amenities including shops, supermarkets and cafés. Greenford Broadway and surrounding areas provide a good selection of everyday services, while several well-regarded local schools are also within easy reach. The area is well served by public transport, with regular bus routes nearby and access to local stations offering connections into Central London, making this an ideal location for commuters.

Overall, this is a well-located and versatile family home offering space, comfort and future potential, perfectly suited to owner-occupiers and investors alike.

### Through Lounge

22' 0" x 10' 1" (6.71m x 3.07m)

### Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

### Bedroom

11' 3" x 10' 1" (3.43m x 3.07m)

### Bedroom

10' 2" x 9' 8" (3.10m x 2.95m)

### Bedroom

8' 0" x 6' 4" (2.44m x 1.93m)

### Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

### Garden

64' 9" x 20' 8" (19.74m x 6.30m)

