



QUILLIAM

Beech Avenue
Brentford

- No Onward Chain
- Three Double Bedrooms
- Terraced House
- Bright Reception Room
- Spacious Garden
- South West Facing Garden
- Fitted Kitchen
- Syon Park Circa 6 Min Walk
- Syon Lane Station Circa 7 Min Walk
- Brentford High Street Circa 12 Min Walk

£550,000

**Flying
Freehold**





Property Description

This delightful 1930s terraced house located on Beech Avenue in Brentford is offered to the market with no onward chain. Spanning an impressive 729 square feet, the property features three double bedrooms, making it an ideal home for families or those seeking extra space.

Featuring a bright reception room, it provides an inviting setting for relaxation or entertaining guests, with natural light creating a cheerful atmosphere suited to both quiet evenings and lively gatherings.



The property also boasts a spacious south-west facing garden, a true gem for outdoor enthusiasts, offering ample room for gardening, children's play, or simply enjoying the sunshine during the warmer months. It serves as a wonderful extension of the home, providing a tranquil retreat from the hustle and bustle of daily life.

Situated in a good location, this house benefits from the conveniences of Brentford, with local amenities, parks, and transport links within easy reach. Syon Lane Station is a short seven-minute walk away, offering access to central London, and multiple bus routes run through Brentford for easy travel to surrounding areas. For those with cars, the added benefit of unrestricted street parking means you can park nearby without the hassle or cost of permits.



Brentford High Street is close by, providing cafés, restaurants, and supermarkets, while the beautiful Syon Park is only a short walk away, perfectly balancing city living with nature. This property presents a fantastic opportunity for those looking to settle in a vibrant and well-connected community.

Accommodation

Hallway

Reception Room

12'6" x 12'1"

Kitchen

12'7" x 7'4"

Bathroom

5'10" x 3'3"/259'2"

Landing

Bedroom One

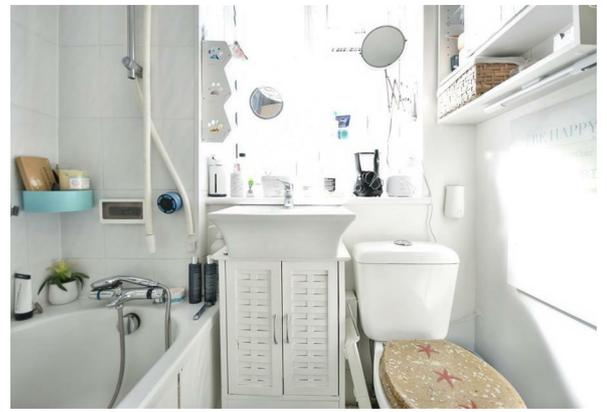
14'5" x 12'1"

Bedroom Two

12'9" x 7'5"

Bedroom Three

8'10" x 7'11"



Property Information

We have been informed by our Vendor of the following information:

Tenure: Flying Freehold

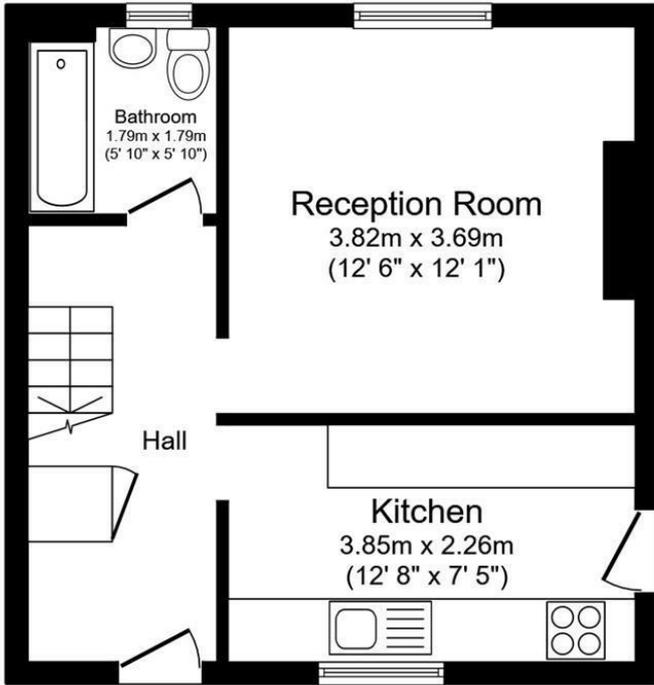
London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 per annum

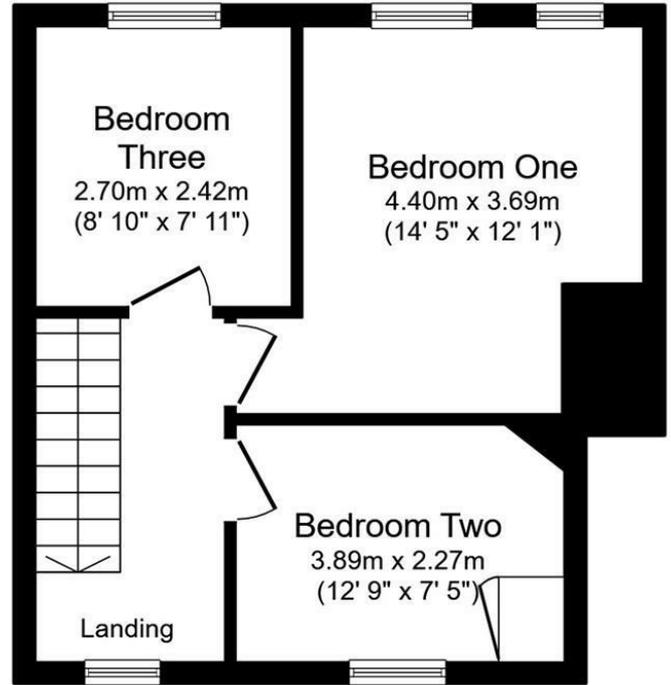
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: Street Parking, Permit Not Required





Ground Floor
Floor area 34.7 sq.m. (374 sq.ft.)



First Floor
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 67.7 sq.m. (729 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	



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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