



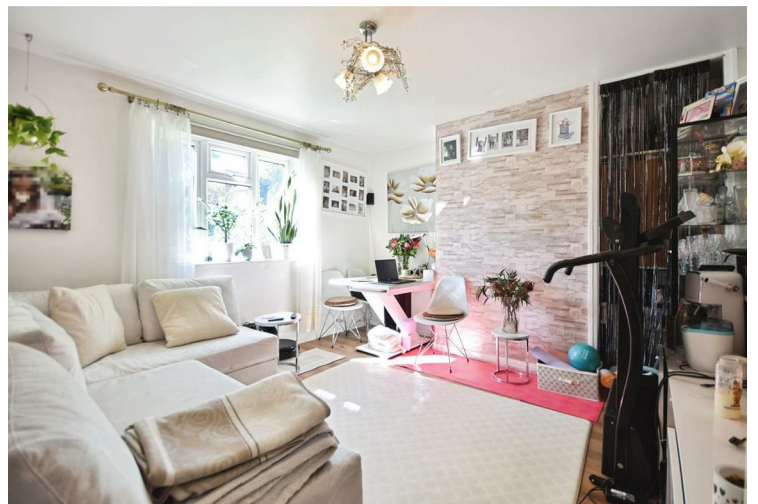
QUILLIAM

Beech Avenue
Brentford

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

£550,000

Freehold





Property Description

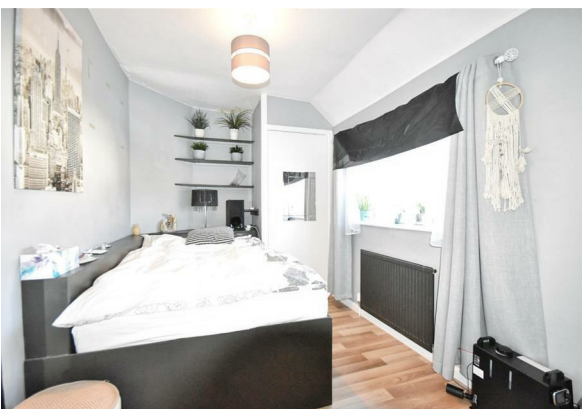
Placed on Beech Avenue, this charming 1930s terraced home is offered to the market with no onward chain. Spanning 729 sq ft, the property stands out for its three double bedrooms and a generous south-west facing garden, ideal for those seeking both space and comfort.

The bright reception room creates a warm and welcoming setting for everyday living or entertaining, with natural light enhancing the cheerful atmosphere. The impressive garden extends the living space outdoors, offering ample room for gardening, children's play, or simply enjoying the sunshine in a peaceful setting.

Perfectly positioned, the house benefits from the amenities of Brentford, with shops, cafés, parks, and transport links all close by. Syon Park is almost on your doorstep, providing a rare blend of nature and city convenience.

Commuters will appreciate being just a seven-minute walk from Syon Lane Station, offering direct access to central London, while multiple bus routes connect you easily to surrounding areas. For drivers, unrestricted street parking adds welcome practicality.

Brentford High Street is within easy reach, offering restaurants, supermarkets, and everyday essentials. With its excellent location, generous outdoor space, and well-connected setting, this property presents a fantastic opportunity to join a vibrant and thriving 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

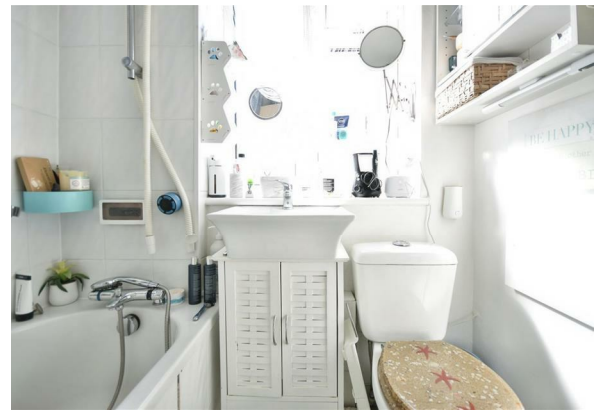
14'5" x 12'1"

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

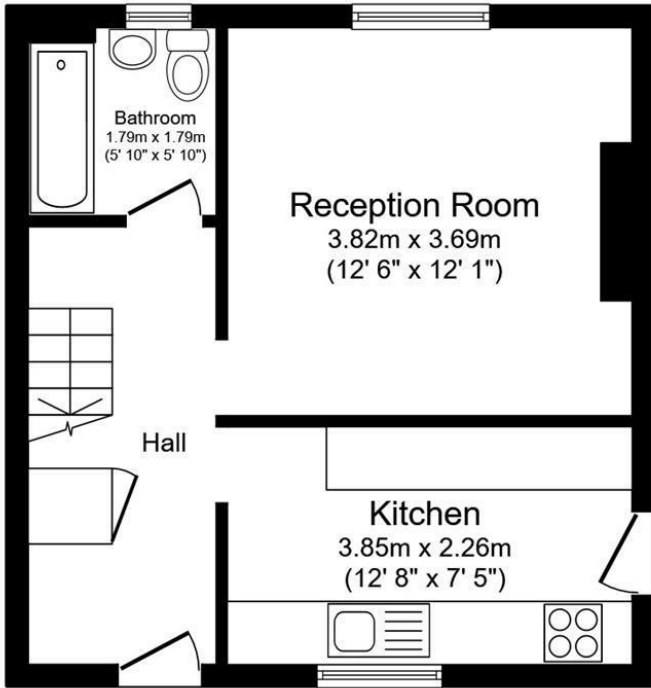
London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2026/27 £1,946.51 per annum

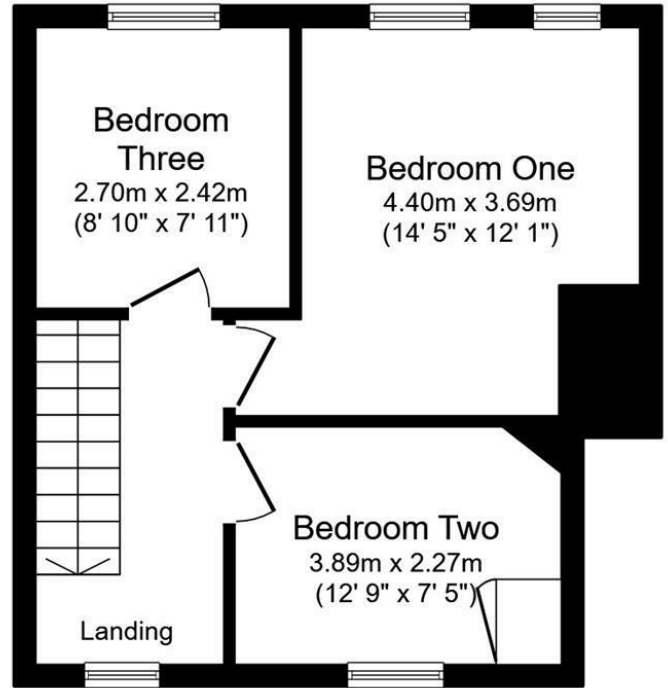
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

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