



# QUILLIAM

Almond Grove  
Brentford

- Reception Room
- Kitchen
- Shower Room
- Three Bedrooms
- Spacious Garden
- Off street parking
- Cul-De-Sac Location
- Close To Syon Lane Station
- Popular 'Trees Estate' Location
- Viewing is recommended

**£530,000**





## Property Description

Introducing this delightful mid-terraced property, located in the heart of the popular 'Trees Estate'. This property offers immense potential, as it is in need of modernisation, allowing the new owners to put their own stamp on it.

Upon entering the property, you will find a spacious reception room, offering a comfortable and inviting space to relax. To the right is the Kitchen that includes lots of storage space and views of the garden.

This property boasts three generously sized bedrooms on the first floor, all looking out onto the garden.

One of the standout features of this property is the inviting, spacious garden.

This property benefits from close proximity to nearby schools, making it an ideal choice for families with children. Furthermore, the strong local community creates a welcoming environment.

Off Street parking is also available with this property.

It is well-suited for those seeking an opportunity to transform a property and create their dream home. With its desirable location, spacious accommodation, and excellent potential, this property is sure to attract considerable interest.

Entrance Hall

Reception Room

14'11" x 5'10"

Kitchen

12'9" x 6'6"

Shower Room

5'10" x 6'2"

Bedroom One

12'2" x 12'9"

Bedroom Two

8'9" x 12'8"

Bedroom Three

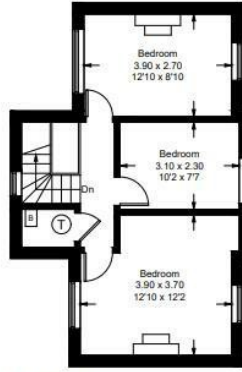
7'7" x 10'2"

Garden

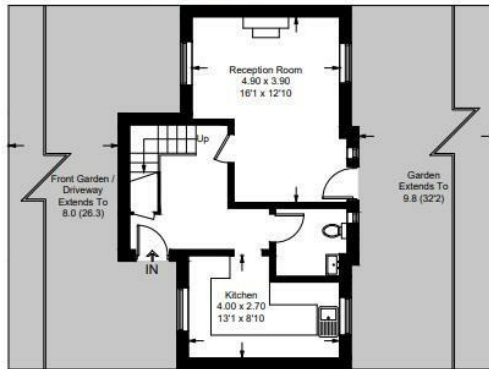


## Almond Grove

Approximate Gross Internal Area = 83.2 sq m / 896 sq ft



**First Floor**  
447 sq ft / 41.5 sq m



**Ground Floor**  
449 sq ft / 41.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1034271)



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| 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