



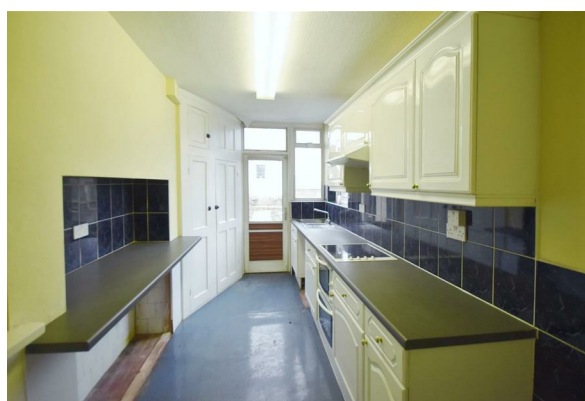
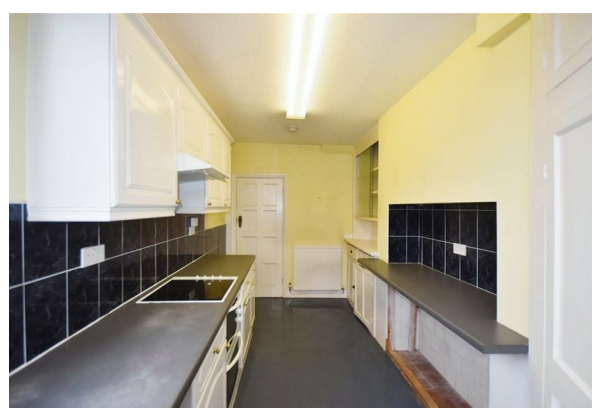
QUILLIAM

Boston Gardens
Brentford

- Mid Terraced
- Two Reception Rooms
- 4 Bedrooms
- Kitchen
- Large Garden
- Garage
- Front Garden
- Bathroom
- Separate WC
- Ample Storage

£800,000





Property Description

This three bedroom semi-detached property with a useable loft space and is in need of modernisation through-out offers the potential to make it your own.

The ground floor features a large reception room featuring a fireplace with a second reception room leading onto the garden.

First floor offers a small bathroom with two double bedrooms and a single. The first-floor landing gives access to the loft where there is potential to create a fourth bedroom.

Boston Manor Underground Station is few minutes walk away. CPZ Parking (Monday-Friday 9am – 6pm). The property is in catchment of highly recommended primary and secondary schools. For those looking for green spaces there are parks within easy reach including Boston Manor and the stunning Gunnersbury Park which recently underwent a major restoration project.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

Reception Room One
16'4" x 13'5"

Reception Room Two
14'1" x 11'5"

Kitchen
15'8" x 8'2"

Bedroom One
19'0" x 13'5"

Bedroom Two
16'4" x 12'5"

Bedroom Three
14'1" x 11'1"

Bedroom Four
10'2" x 7'2"

Bathroom

WC

Garage
18'4" x 7'6"



Boston Gardens

Approximate Gross Internal Area = 137.3 sq m / 1478 sq ft
 (Excluding Eaves Storage)
 Eaves Storage = 21.8 sq m / 234 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 172 sq m / 1851 sq ft

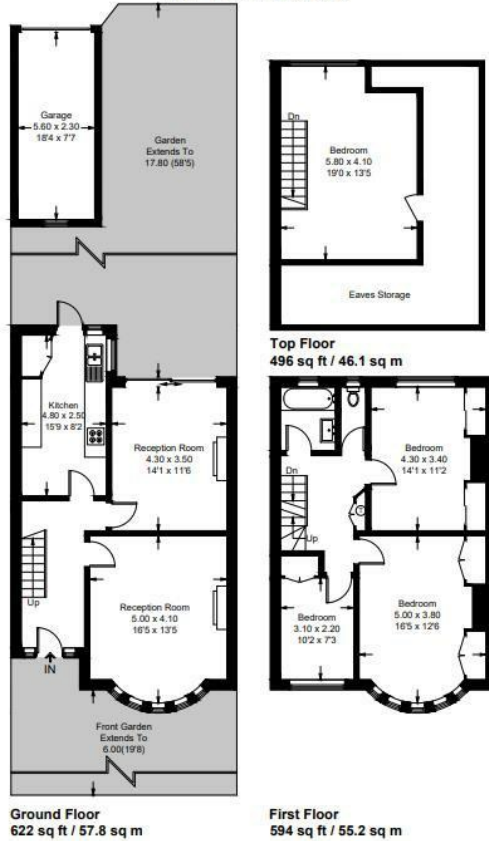
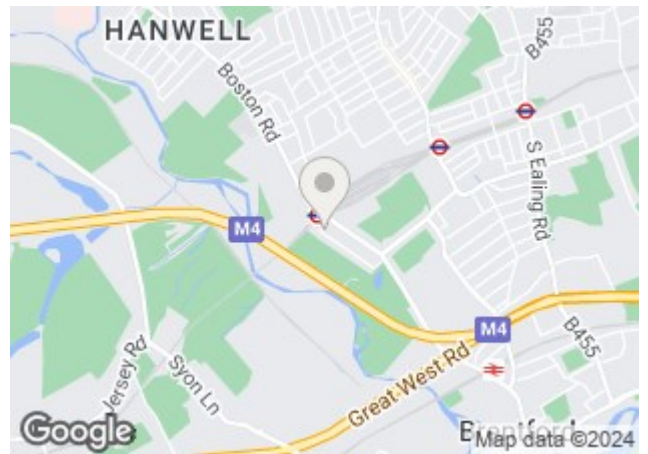


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1034257)



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		
		83
	58	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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