



QUILLIAM

Caxton Mews
Brentford

- The Butts
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Bathroom
- En-suite Shower room
- Garage With Driveway
- Secluded rear garden with patio area
- Transport Links
- A4 and M4 Access

£775,000





Property Description

The prestigious Butts conservation area is the jewel in Brentford's crown and Caxton Mews is a little square tucked away in a corner where this lovely Georgian-style townhouse can be found.

Arranged over three floors, the first floor comprises a bedroom, access to the garage, WC and a utility room to the rear that leads to a secluded garden with a patio area.

The stairs lead to the good sized fitted kitchen and dining area. Across from the kitchen is the light and airy reception room.

The top floor presents the bathroom, and two bedrooms. The master bedroom includes generous built in wardrobes and en-suite shower room.

This property further benefits from being tucked away yet within easy walking distance of Brentford High Street where the South Side is currently undergoing a massive and exciting regeneration project to include a new town centre with supermarket, shops, bars and restaurants, boutique cinema and lots more with lanes leading down to the waters edge.

Brentford Mainline Station is 0.3 miles away (South-West trains to Waterloo) offering swift access to Central London while buses connect with Ealing Broadway (for Elizabeth Line and Crossrail), Richmond, Chiswick and Westfield.

Caxton Mews is a later 1970s development which has been carefully designed to reflect the eighteenth century character of the area. As a result of this, it is in the conservation area.

Reception Room

14'1" x 10'2"



Kitchen

13'9" x 6'10"

Bedroom One

12'1" x 10'2"

Bedroom Two

7'10" x 9'2"

Bedroom Three

6'6" x 9'10"

Bathroom

6'10" x 6'10"

En-suite Shower Room

Seperate WC

Garden

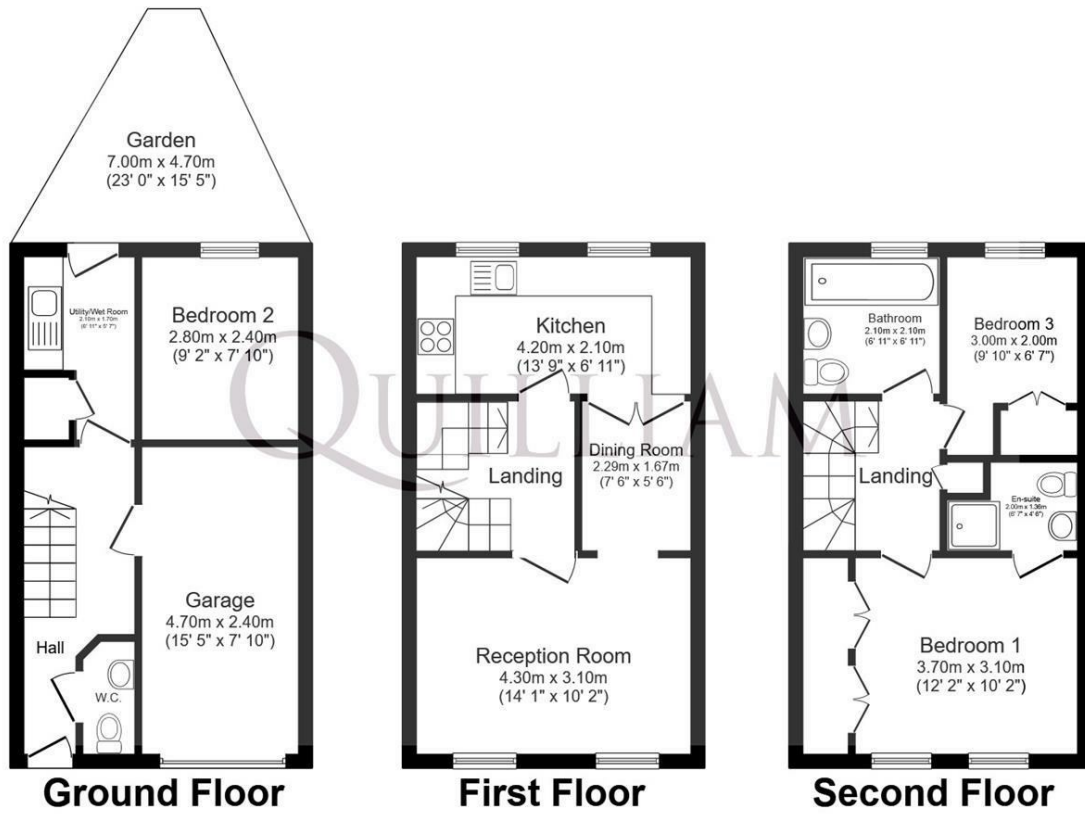
Additional Information

Tenure: Freehold

EPC: D

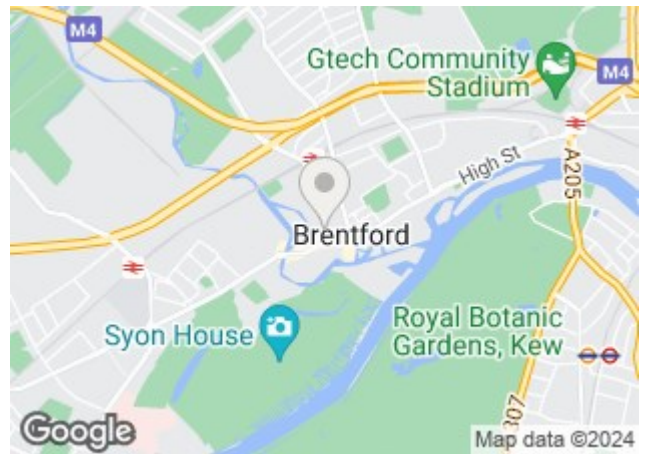
Council Tax Band: F





Total floor area 95.7 m² (1,031 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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 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