

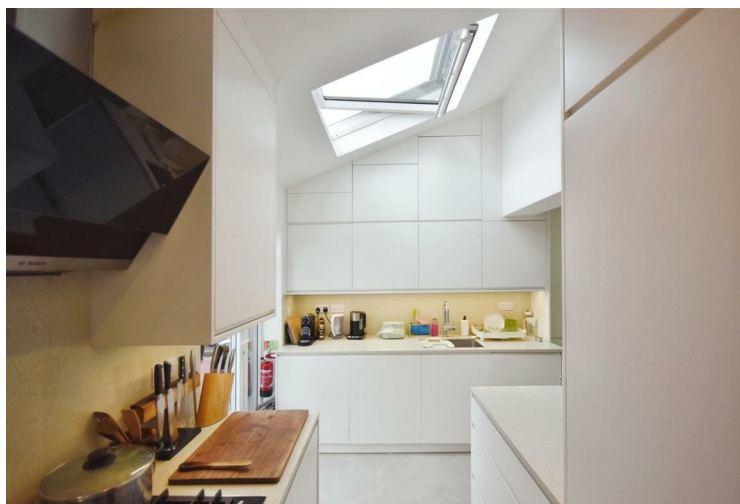


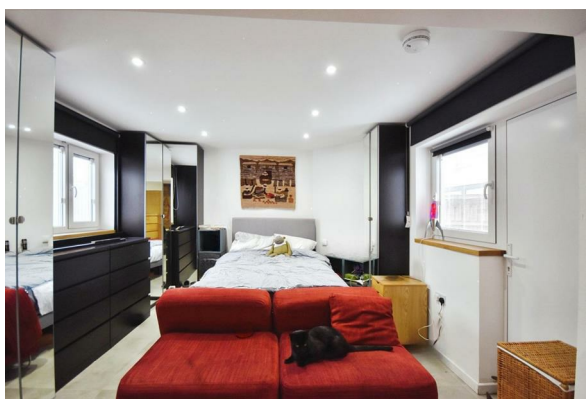
QUILLIAM

Birch Close
Brentford

- Four Bedroom House
- Reception Room
- Modern Kitchen
- Bathroom
- Ensuite
- Office
- Driveway Parking
- Rear And Side Garden
- Shed
- Triple Glazed

£695,000





Property Description

Quilliam are delighted to present this stunning four-bedroom semi-detached house situated in a cul de sac location.

The ground floor comprises the light and bright reception room and fitted kitchen. The kitchen includes a sky light allowing natural light to flood in.

Through the kitchen is the office room which could be used as a utility room, a large double bedroom with dual aspect windows and an ensuite. The kitchen leads to both the rear and side garden which includes a shed and storage space.

The first floor comprises three double bedrooms with ample storage and a shower room.

This property, was completely refurbished only 2 years ago and offers a large driveway for 3 to 4 cars. It has underfloor heating, solar thermal panels, triple glazing throughout, remote controlled Velux windows in the office and kitchen, and integrated blinds on most windows

Brentford High Street is 0.9 miles away where the South Side is currently undergoing a massive regeneration which will provide an exciting new town centre to include shops, bars and restaurants, cinema and lots more.

Syon Lane station is 0.3 miles distance offering easy access to local amenities, transportation links including Brentford Mainline Station (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.

Reception Room

Kitchen

Bedroom One
19'8" x 12'1"

Bedroom Two
10'5" x 10'2"

Bedroom Three
10'9" x 12'1"

Bedroom Four
7'10" x 12'1"

Shower Room
7'6" m 5'6"

Office
8'2" x 7'2"

En-Suite
7'6" x 5'10"

Garden

Additional Information

EPC: D

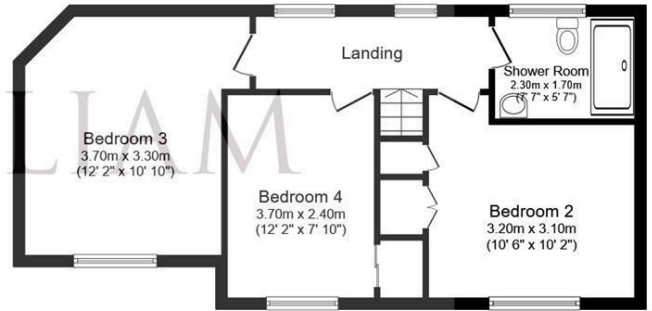
Council Tax Band: E, London Borough of Hounslow

Tenure: Freehold





Ground Floor



First Floor

Total floor area 132.5 m² (1,426 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		
		79
		64
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