



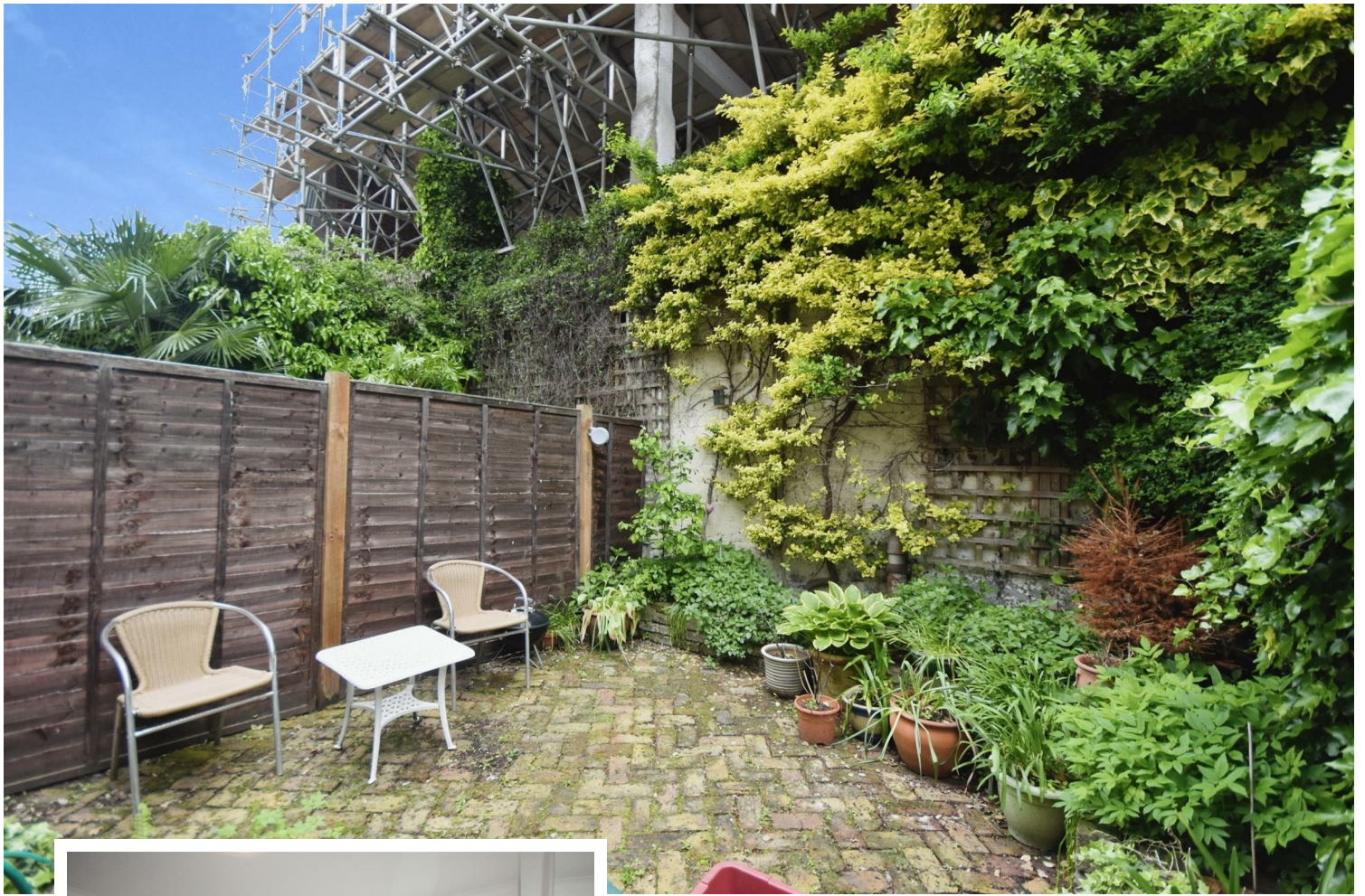
QUILLIAM

Braemar Road
Brentford

- Victorian Cottage
- Modernised
- Through Reception Room
- Contemporary Kitchen
- Rear Garden
- Three Bedrooms
- Two Bathrooms
- Well Presented
- Freehold
- Chain Free

£735,000





Property Description

Offered to the market, bursting with charm and character with some lovely Victorian details, this well presented Victorian cottage has recently been modernised to a high standard.

The ground floor boasts a through reception room leading to the contemporary kitchen, the first floor benefits from two good sized bedrooms, a family bathroom with stairs leading to the loft conversion housing a master bedroom and tiled wet room.

To the rear there is a charming garden.

Braemar Road is a desirable road within easy reach of the High Street where the South Side is currently undergoing a massive regeneration which will provide a new town centre for Brentford with lanes leading down to the water's edge. There will be a new supermarket, shops, cafes, bars and restaurants, a boutique cinema and lots more.

The property is also well located for Brentford Mainline Station with connections to Waterloo, a variety of local buses providing connections to Northfields, South Ealing and Chiswick.

St Paul's Recreational Park and the newly regenerated Waterman's Park are a short distance away.

Reception Room

22'3" x 12'5"

Kitchen

13'9" x 7'6"

Bedroom One

20'4" x 12'1"

Bedroom Two

12'1" x 11'1"

Bedroom Three

11'1" x 9'10"

Bathroom

8'10" x 6'10"

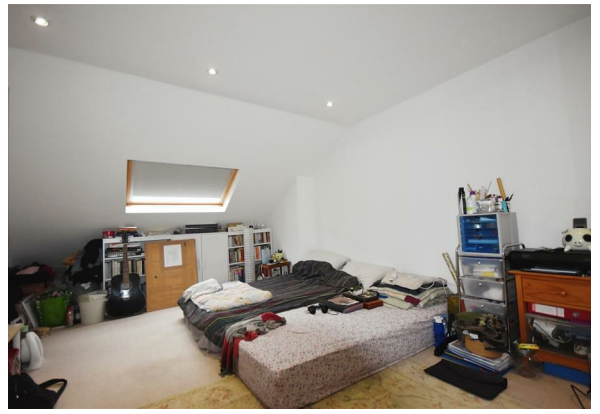
Shower Room

8'2" x 5'10"

Rear Garden

Additional Information

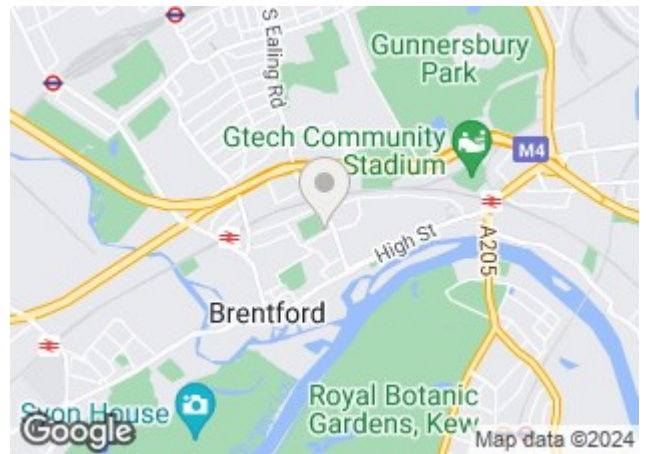
Council Tax Band D - London Borough of Hounslow
Freehold





Total floor area 110.1 sq.m. (1,185 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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