



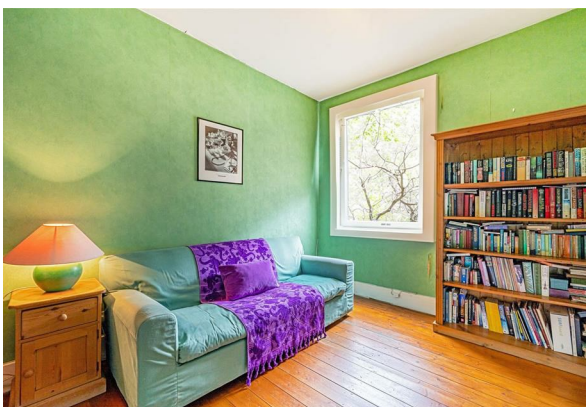
QUILLIAM

Hamilton Road
Brentford

- End of Terrace Period House
- Flexible Living Options
- Three Bedrooms
- Three Bathrooms
- Through Reception Room
- Breakfast Room/Home Office
- Lower Ground Floor Studio
- Roof Terrace
- Rear Garden
- No Onward Chain

£875,000
Asking Price





Property Description

This spacious end of terrace Victorian property presents a fantastic opportunity to create a space that truly reflects personal style and preferences. With some updating, the accommodation offers flexibility to meet both current and future lifestyle needs.

The present accommodation comprises entrance hall, double aspect open-plan reception/dining room, kitchen and a bright breakfast room/home office, with French doors leading to the garden.

On the first floor are two bedrooms, a family bathroom and separate WC with wash hand basin. A door at the rear of the landing opens up onto a delightful roof terrace.

The lower ground floor studio is light and spacious and has a living area and shower room. This room could be used as a principal bedroom with dressing area and en-suite or could easily be converted into a kitchen, family room or home office.

To the rear of the property is a lovely, well laid out southerly facing garden.

Hamilton Road is a desirable tree-lined road, close to Brentford High Street.

Brentford is currently undergoing a massive redevelopment to include shops, bars and restaurants, a boutique cinema and supermarket, set amidst lanes leading down to the water's edge.

Brentford's mainline station is just a 5-minute walk away and local bus routes connect to various destinations including the Elizabeth Line underground with its high speed links to central London.

A medical centre and dentist surgery are also within easy walking distance. Schools in the area are rated by Ofsted as "good" and "outstanding".

The property is being sold with no onward chain and viewing is highly recommended to fully appreciate its potential.

Entrance Hall

Through Reception Room
27'2" x 11'9"

Kitchen
11'9" x 9'10"

Breakfast Room/Home Office
14'5" x 9'10"

Bedroom One
26'2" x 14'5"

Bedroom Two
15'8" x 12'5"

Family Bathroom

Separate WC

Lower Ground Floor Studio
26'2"x 14'5"

Bedroom Three
12'1" x 9'10"

Shower Room

Roof Terrace

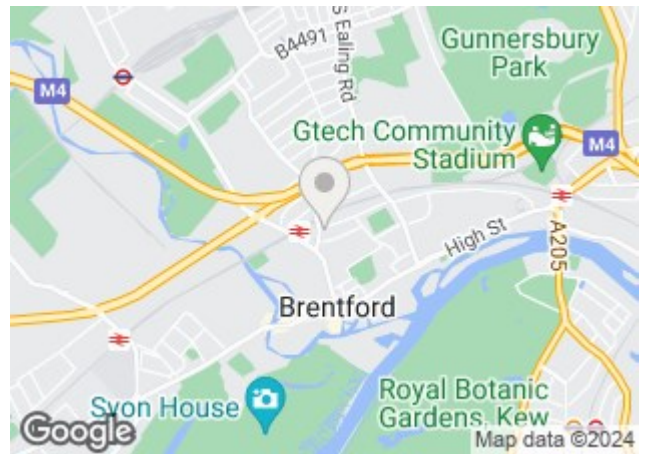




Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1088602)

Property Information

Tenure Freehold
 Service Charge
 Ground Rent
 Council Tax Band E
 London Borough of Hounslow



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		
		80
	53	
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