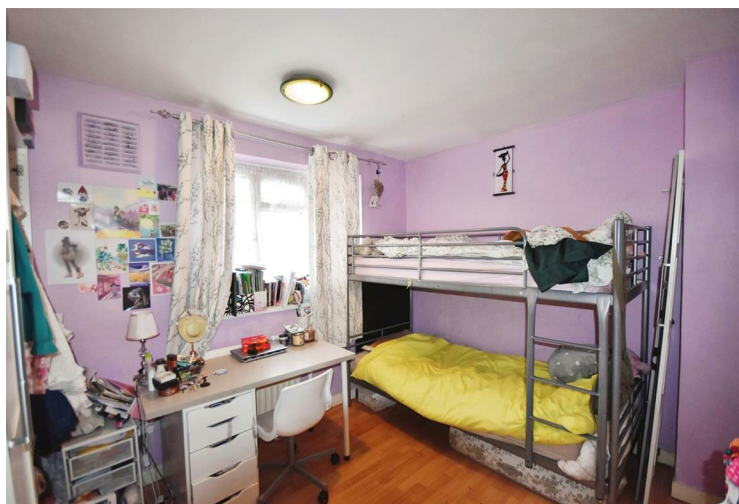


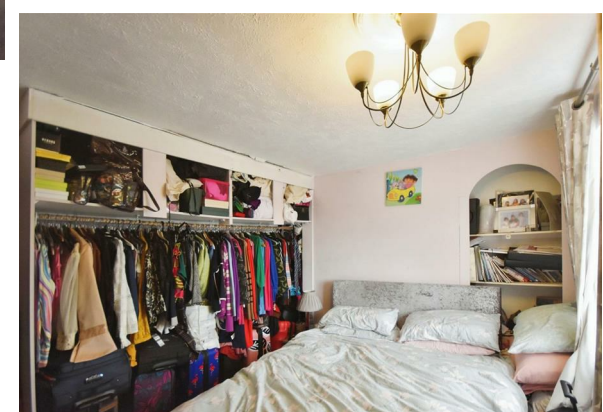
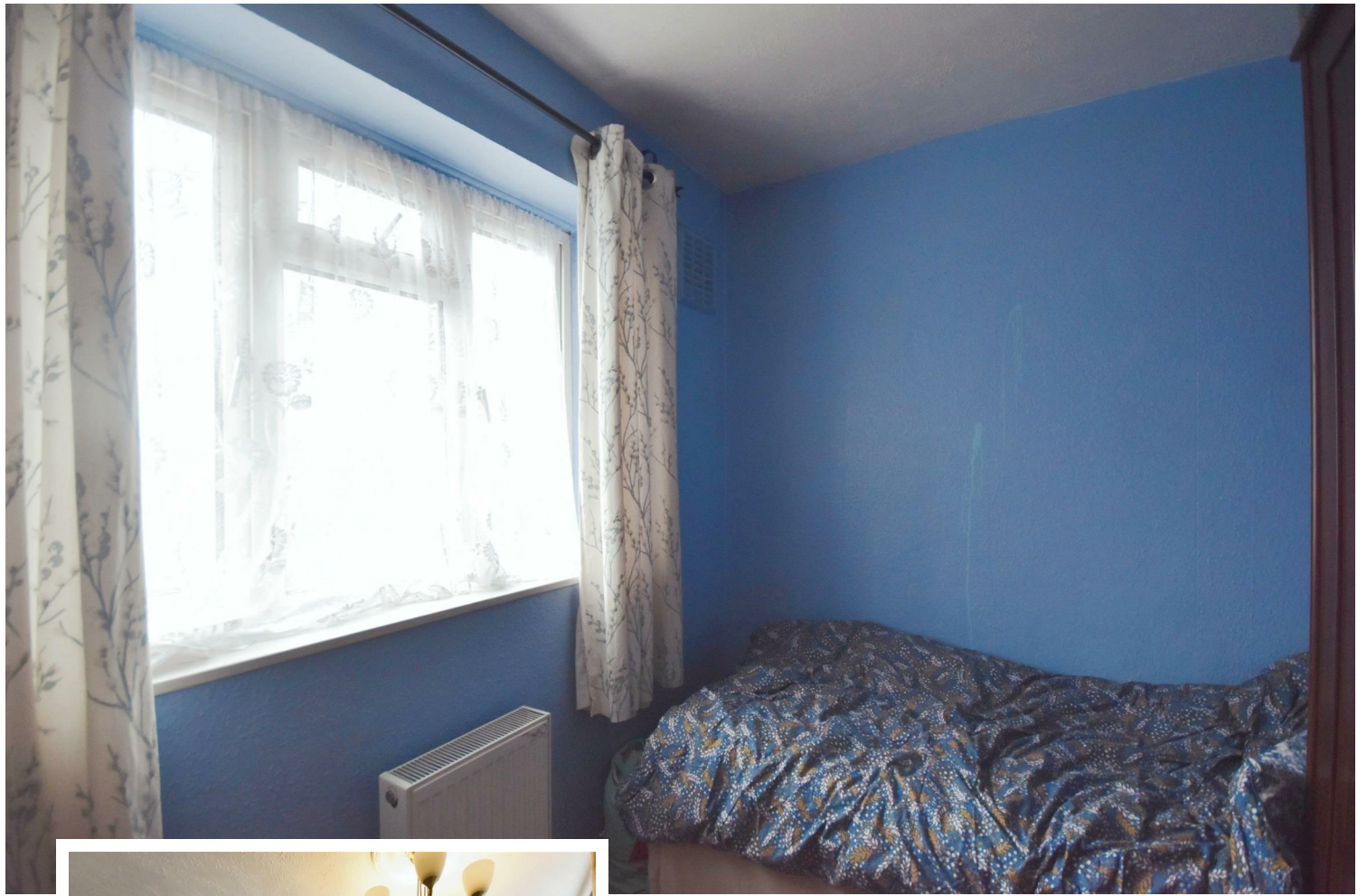
# QUILLIAM

Hazel Close  
Brentford

- Reception Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Cul de Sac Location
- Close to Syon Lane Station
- Ample Storage
- First Floor
- Duke of Northumberland Estate

**£499,000**





## Property Description

Well located in a cul-de-sac on the Duke of Northumberland estate, we are delighted to present this three bedroom property for sale.

Upon entering the property, you will find a spacious room. Adjacent to the reception room is a kitchen that includes lots of storage space.

The first floor features three generously sized double bedrooms, each offering ample space for relaxation and rest.

This property is close to Syon Mainline Station, local bus routes, the A4/M4 and Brentford High Street which is currently undergoing a massive and exciting redevelopment for a new town centre.

This property also includes a Communal garden and resident parking

## Reception Room

16'8" x 10'9"

## Kitchen

13'3" x 6'1"

## Bedroom One

16'8" x 10'9"

## Bedroom Two

10'9" x 8'10"

## Bedroom Three

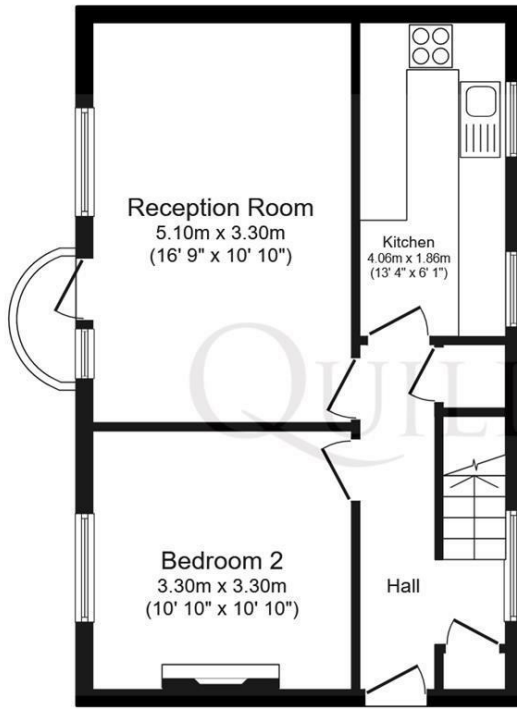
10'9" x 6'2"

## Bathroom

## Additional Information

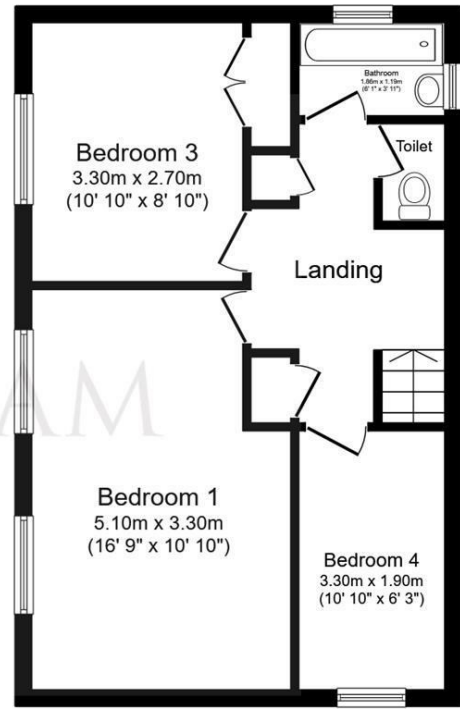
Council Tax Band: C London Borough of Hounslow





### Ground Floor

Floor area 44.7 m<sup>2</sup> (481 sq.ft.)



### First Floor

Floor area 44.7 m<sup>2</sup> (481 sq.ft.)

TOTAL: 89.4 m<sup>2</sup> (962 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# QUILLIAM

206 High Street  
Brentford

TW8 8AH

020 8847 4737

info@quilliam.co.uk

https://www.quilliam.co.uk

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