



# QUILLIAM

Hornbeam Crescent  
Brentford

- Two Bedroom House
- Ready To Move In
- Great Size Garden
- External Storage
- Extension Potential (stpp)
- Off-Street Parking
- Spacious Kitchen
- Quiet Location
- Freehold
- Council Tax Band - C

**£525,000**







## Property Description

Quilliam are proud to present this charming two-bedroom terraced house, neutrally decorated to suit any taste. This property is ideal for first-time buyers or small families looking for a comfortable and well-maintained place to call home.

As you enter the house, you are welcomed by a cosy reception room that is perfect for entertaining guests or enjoying quiet evenings. Following through to the kitchen, you'll find a bright and airy space, filled with natural light. The kitchen also offers an inviting breakfast area, ideal for relaxed morning meals.

The property contains two bedrooms, offering a great space for rest and relaxation. Additionally, there is a singular bathroom, functionally designed for convenience and ease.

One of the notable features of this property is the outdoor space. There is a lovely garden to the rear, perfect for those with a green thumb or simply for enjoying the outdoors. A driveway is also included, providing off-street parking, an added benefit for vehicle owners.

Situated in a location with excellent public transport links with Syon Lane Station roughly a 9-10 minute walk away and London Road offering bus routes. This house ensures easy commutes and access to the city. For those who enjoy the outdoors, nearby parks and walking routes are readily accessible, offering leisurely activities and a refreshing environment.

The property falls under council tax band C, ensuring reasonable costs for local services. If you're in search of a home that offers comfort, convenience and a welcoming community, this terraced house could be the perfect fit for you.



Entrance

Reception Room

14'0" x 10'11"

Kitchen

14'0" x 10'0"

Bedroom One

14'0" x 10'11"

Landing

Bathroom

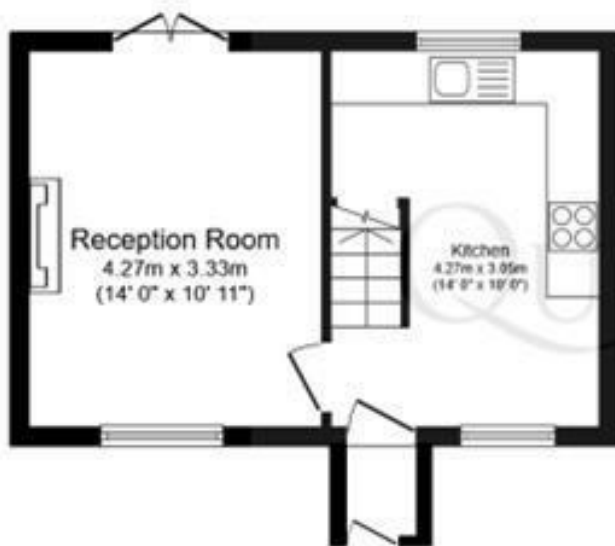
7'1" x 6'3"

Bedroom Two

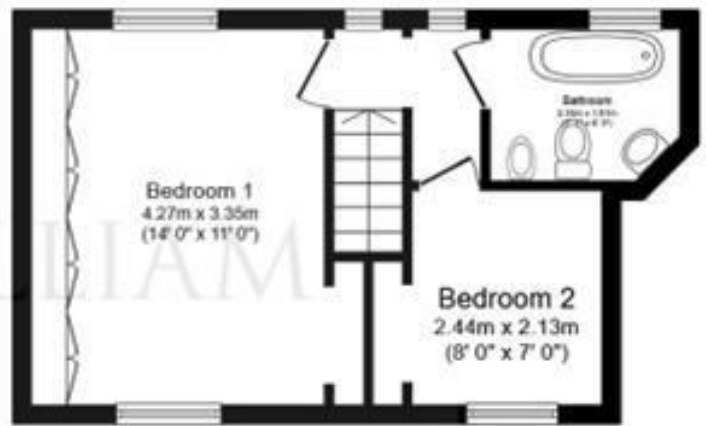
8'0" x 6'11"

This charming two-bedroom terraced house, ideal for first-time buyers or small families, features two bedrooms, a cosy reception room, a bright kitchen with a breakfast area, a rear garden, and a driveway, all situated in a location with excellent transport links and nearby parks.





**Ground Floor**  
Floor area 27.5 m<sup>2</sup> (295 sq.ft.)



**First Floor**  
Floor area 29.0 m<sup>2</sup> (313 sq.ft.)

**TOTAL: 56.5 m<sup>2</sup> (608 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.co.uk](http://www.propertybox.co.uk)

## Property Information



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	

206 High Street  
Brentford  
TW8 8AH

020 8847 4737  
[info@quilliam.co.uk](mailto: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