



QUILLIAM

The Butts
Brentford

- Sought-After Location
- Three Bedroom Terraced House
- Two Bathrooms
- Garage with EV Charging Point
- Loft Extension Potential (STPP)
- No Onward Chain
- Off Street Parking
- South-West Facing Garden
- Nearby Transport Links
- EPC - D

£850,000

Asking Price





Property Description

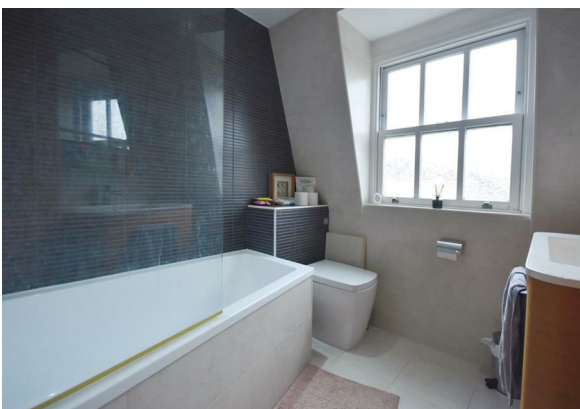
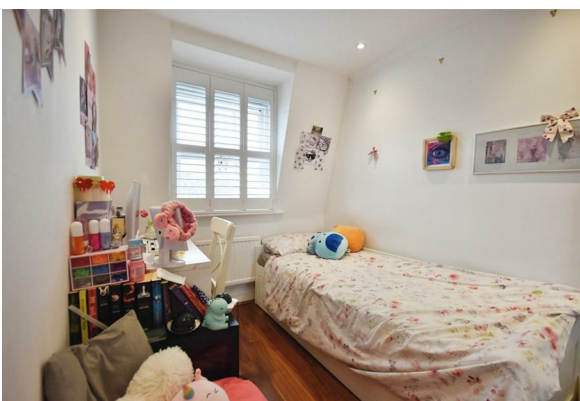
Quilliam are proud to present this 3 bedroom terraced house for sale. This home features a welcoming reception room that facilitates a relaxing environment for family time or entertaining guests. The kitchen is spacious, offering ample space for cooking and meal preparation. The property boasts three bedrooms, providing plenty of room for a family or for accommodating guests. The two bathrooms are well-maintained and add to the convenience of the property. This property has potential to add a fourth bedroom in the loft (subject to planning), making it an investment opportunity to upsize and add value.

The house has an EPC rating of D and falls under council tax band F. This property is unique in its offering of an open-plan layout which creates a sense of space and flow throughout the home. Another notable feature of the house is the single garage, providing secure parking or extra storage space.

One of the standout features of this property is the garden which is south-west facing, allowing for plenty of sunlight throughout the day. It is a perfect place to relax, entertain or for children to play.

The location of this property is exceptional. It is in close proximity to public transport links, local amenities, green spaces, and nearby parks. This sought-after location makes everyday living convenient and pleasurable. The Butts has been described as a "seat of paradise," likely due to its picturesque setting and historical significance. The transformation of The Butts began with William Parish in 1690, who initiated its development, and construction continued until the mid-18th century. Over time, the area evolved into a sought-after location, with elegant Georgian houses and open spaces contributing to its reputation as a tranquil and beautiful retreat.

It would ideally suit families, thanks to the number of bedrooms and the nearby amenities. This is a wonderful opportunity to purchase a home in a desirable location.



Hall

W/C

Bedroom 2

14'1" x 10'0"

Garage

15'7" x 8'0"

Lounge

18'2" x 14'1"

Kitchen

14'0" x 6'11"

Bedroom 1

12'4" x 9'11"

En-Suite

6'10" x 4'5"

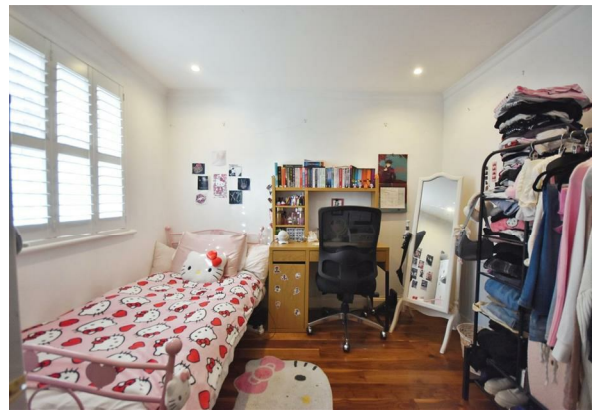
Bedroom 3

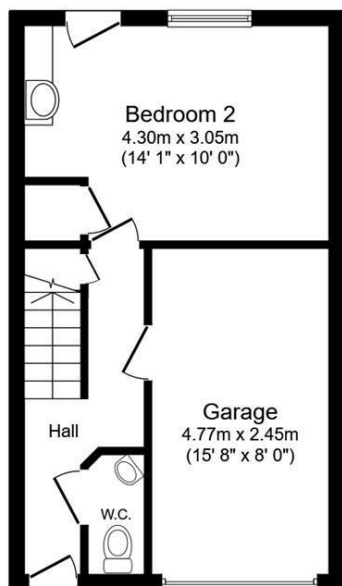
10'1" x 6'10"

Bathroom

6'10" x 6'8"

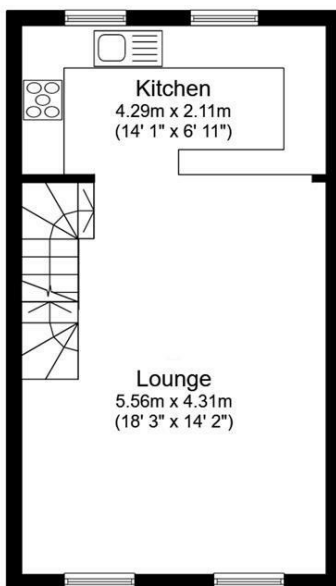
Driveway





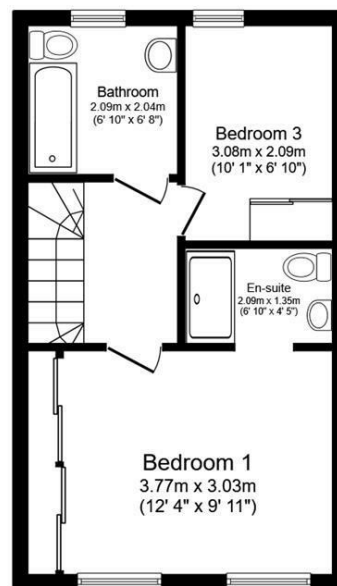
Ground Floor

Floor area 33.5 sq.m. (360 sq.ft.)



First Floor

Floor area 33.5 sq.m. (360 sq.ft.)



Second Floor


Floor area 33.5 sq.m. (361 sq.ft.)

TOTAL: 100.5 sq.m. (1,081 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

Property Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(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		

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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