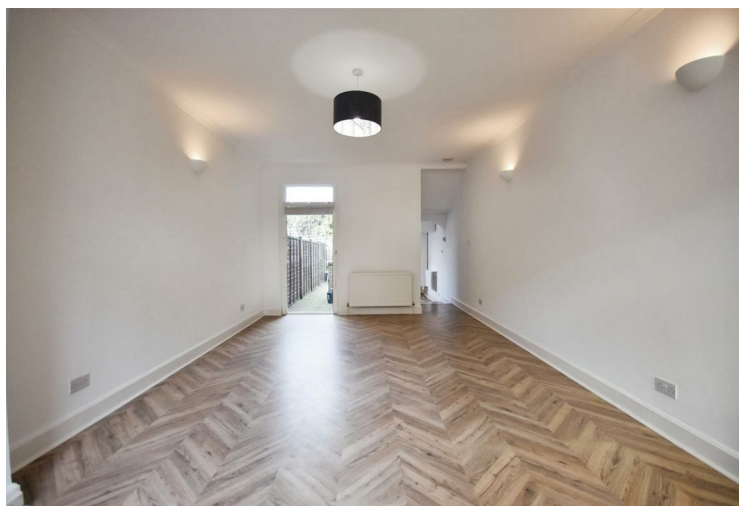# QUILLIAM

Braemar Road
Brentford

- Victorian Cottage
- Three Bedrooms
- Large Reception Room
- Recently Refurbished Throughout
- Rear Garden

- No Onward Chain
- Two Bathrooms
- Contemporary Kitchen
- Modernised
- Freehold

£740,000

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 conversation 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
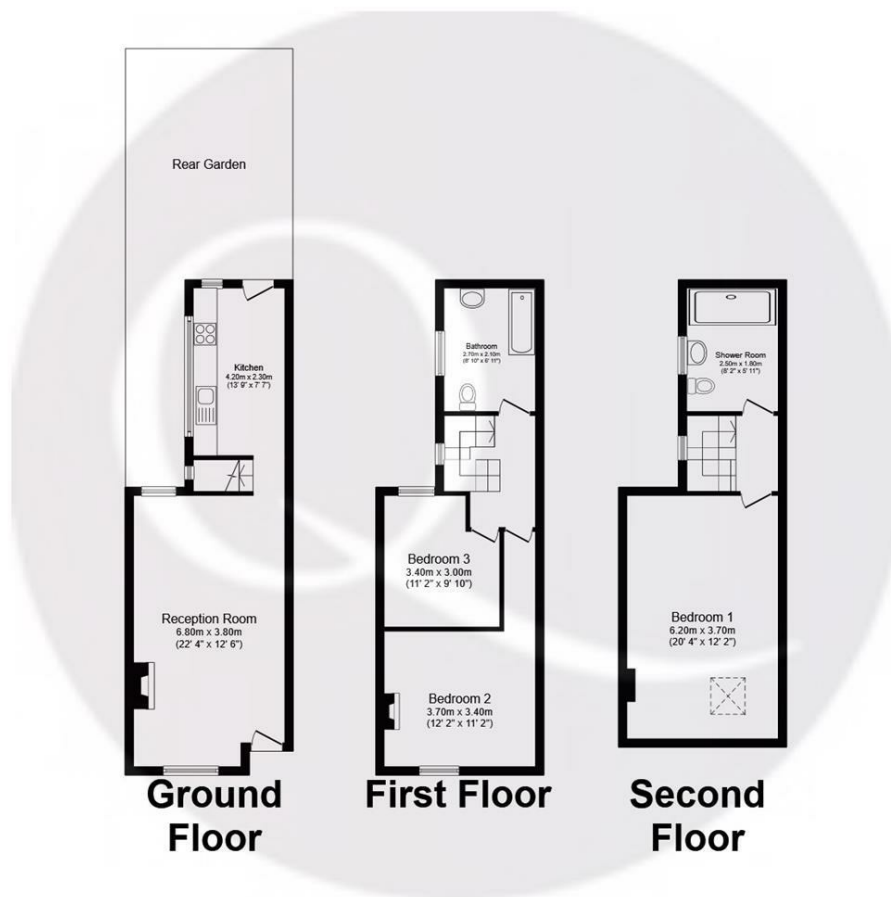11'1" x 9'10"

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

Rear Garden

Kitchen
4.20m x 2.30m
(13' 9" x 7' 7")

Reception Room
6.80m x 3.80m
(22' 4" x 12' 6")

Ground Floor

Bathroom
2.70m x 2.50m
(8' 10" x 8' 11")

Bedroom 3
3.40m x 3.00m
(11' 2" x 9' 10")

Bedroom 2
3.70m x 3.40m
(12' 2" x 11' 2")

First Floor

Shower Room
2.50m x 1.80m
(8' 2" x 5' 11")

Bedroom 1
6.20m x 3.70m
(20' 4" x 12' 2")

Second Floor

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.

Property Information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC