



# QUILLIAM

Brentwick Gardens  
Brentford

- Reception Room
- Four Bedrooms
- Three Bathrooms
- Fitted Kitchen
- Open Plan Living Room/Kitchen
- Storage Room
- Garden
- Transport Links
- Parking
- Local Amenities

**£750,000**

**Freehold**







## Property Description

Quilliam are delighted to present this 4 bedroom house situated in Brentwick Gardens.

This spacious and versatile home offers generous accommodation across two floors, with the added benefit of a self-contained flat – perfect for multi-generational living, guest accommodation, or rental income potential.



The main house features a welcoming reception room, a dedicated dining room, and a large open-plan kitchen and reception area that serves as the heart of the home. A convenient downstairs W.C. and useful storage space add to the practicality. Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom, creating comfortable and private spaces for all the family.

The attached flat offers its own private entrance, a double bedroom, a modern kitchen/reception room, and a bathroom, giving excellent flexibility for extended family, independent living, or as an investment opportunity.



Stylish interiors include contemporary finishes, a modern bathroom suite, and bright, airy rooms throughout. This property combines generous living areas with versatile layouts, making it perfectly suited to a variety of lifestyles.



# Accommodation

**Reception Room**  
15'4" x 10'11"

**Dining Room**  
10'11" x 8'5"

**Kitchen**  
10'5" x 8'3"

**W.C**  
6'8" x 4'3"

**Storage**  
8'5" x 7'10"

**Bedroom 1**  
15'5" x 10'11"

**Bedroom 2**  
12'7" x 9'11"

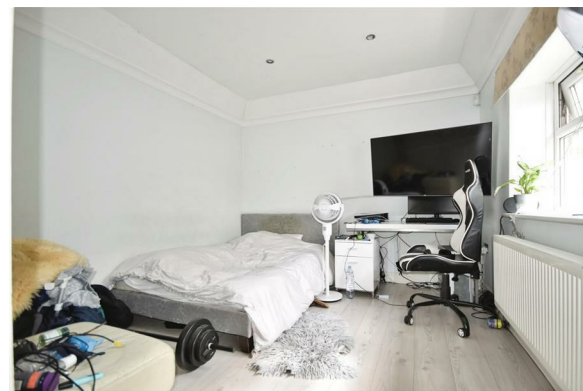
**Bedroom 3**  
10'5" x 8'9"

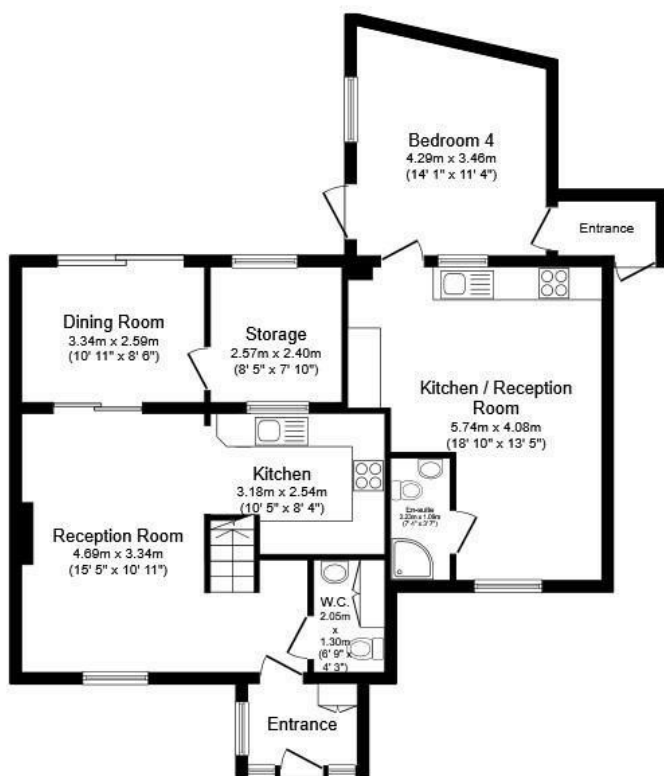
**Bedroom 4**  
14'0" x 11'4"

**Bathroom**  
5'10" x 3'4"

**Open plan Kitchen / Reception Room**  
18'9" x 13'4"

**Ensuite**  
7'2" x 3'4"





**Ground Floor**  
Floor area 90.8 sq.m. (978 sq.ft.)



**First Floor**  
Floor area 43.2 sq.m. (465 sq.ft.)

**Total floor area: 134.0 sq.m. (1,442 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	65	77
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