



61 Orchard Road, Brentford, TW8 0QU

Freehold

Quilliam are excited to present a great opportunity for First Time Buyers to get on the property ladder with this two-bedroom terraced house for sale. Situated in a sought-after location, moments away from Brentford Station, renowned for its excellent public transport links to Waterloo and proximity to nearby parks. This property provides an exceptional opportunity and scope for renovation to create a bespoke home.

Upon entering, you are greeted by two spacious open-plan reception rooms/dining room, featuring striking fireplaces, creating a charming atmosphere and an inviting focal point for family gatherings or entertaining guests. Large windows in the first reception room allow natural light to fill the space, while the second reception/dining room benefits from tranquil garden access and views.

The property includes an airy and well-lit kitchen, ideal for those who enjoy culinary pursuits, and offers the potential for further modernisation. Upstairs, two generous double bedrooms are thoughtfully arranged, with the primary bedroom benefitting from built-in wardrobes, providing ample storage space.

A family bathroom completes the accommodation, promising versatility for a range of living arrangements. Externally, the garden offers a private outdoor retreat, adding to the property's appeal.

With a Council Tax Band D classification, this residence combines excellent location benefits and practical features. The property's close proximity to transport and green spaces enhances its desirability, while the requirement for renovation provides a fantastic canvas for personalisation and potential value growth.

A viewing is highly recommended to appreciate the potential and possibilities this terraced house has to offer.

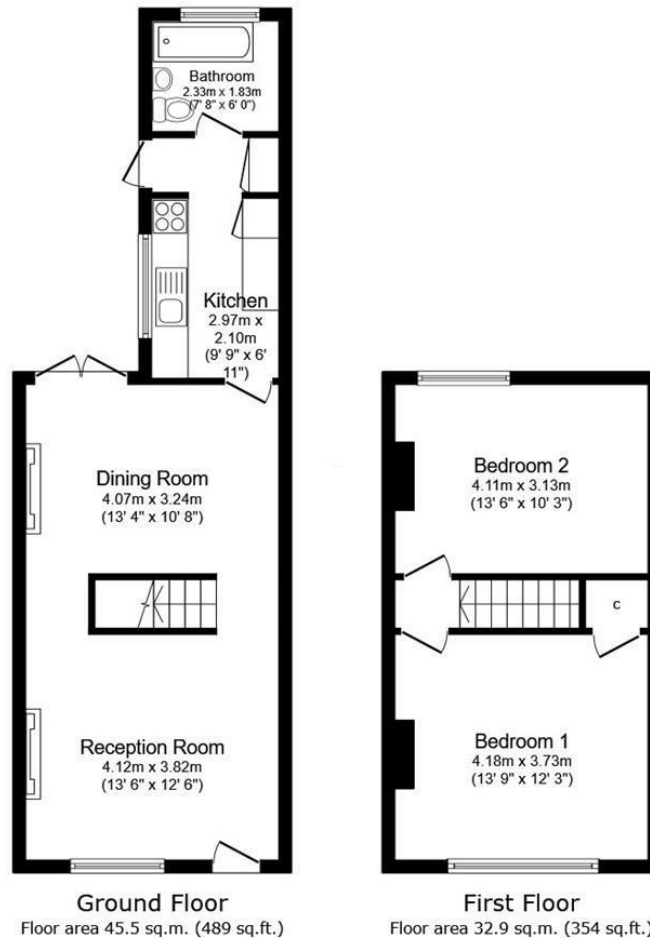
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£575,000



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		
		76
		53
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



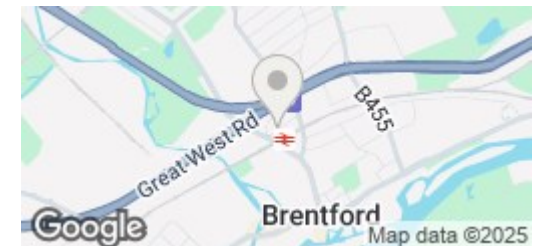
Tenure – Freehold
 Energy Performance Certificate - E (53)
 Council Tax Band - D = (£2,085.82 The annual Council Tax charge has been supplied in good faith by the property owner and is for the period 2025/2026)
 Parking - On Street Permit Required

- Rarely Available
- Onward Chain
- Needing Modernisation
- Bespoke Steel Stairs
- Original Floorboards
- Perfect for First Time Buyers
- Generous Sized Garden
- Private Garden Pond
- Rear Access Available
- Circa 2 minute Walk to Station

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 Brentford
 TW8 8AH

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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



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