



Leslie
& Co.

ORCHARD ROAD, BRENTFORD, TW8

Guide Price: **£800,000**



Leslie & Co





About the property

What the owner loves:

We have so many happy memories on Orchard Rd and it's been such a joy to start and watch our family grow in this house. We first moved to the area as a couple and quickly loved the many local cafes, pubs and restaurants. Since having children, this house has truly become the perfect family home. From early springtime when the garden roses are in full bloom, throughout summer playing in the garden, hosting friends for BBQs and play dates with neighbours. The area has been a wonderful place to raise a family. We've spent countless hours in the local parks, exploring the Brentford Markets, Saturday Park Run ritual at Gunnersbury Park and walks along the river Thames.

What we will miss most is the wonderful sense of community. From summer street parties, the worlds best local pub at the end of our road and little traditions such as the annual Orchard Rd Christmas tree light ceremony. What began as a neighbourhood of friendly faces has truly become a community of friends.

Why we would buy this home:

There are houses that catch the eye and then there are homes that quietly stir the heart. From the moment you step inside, this Victorian gem invites you in with a sense of timeless charm and stories yet to be written.

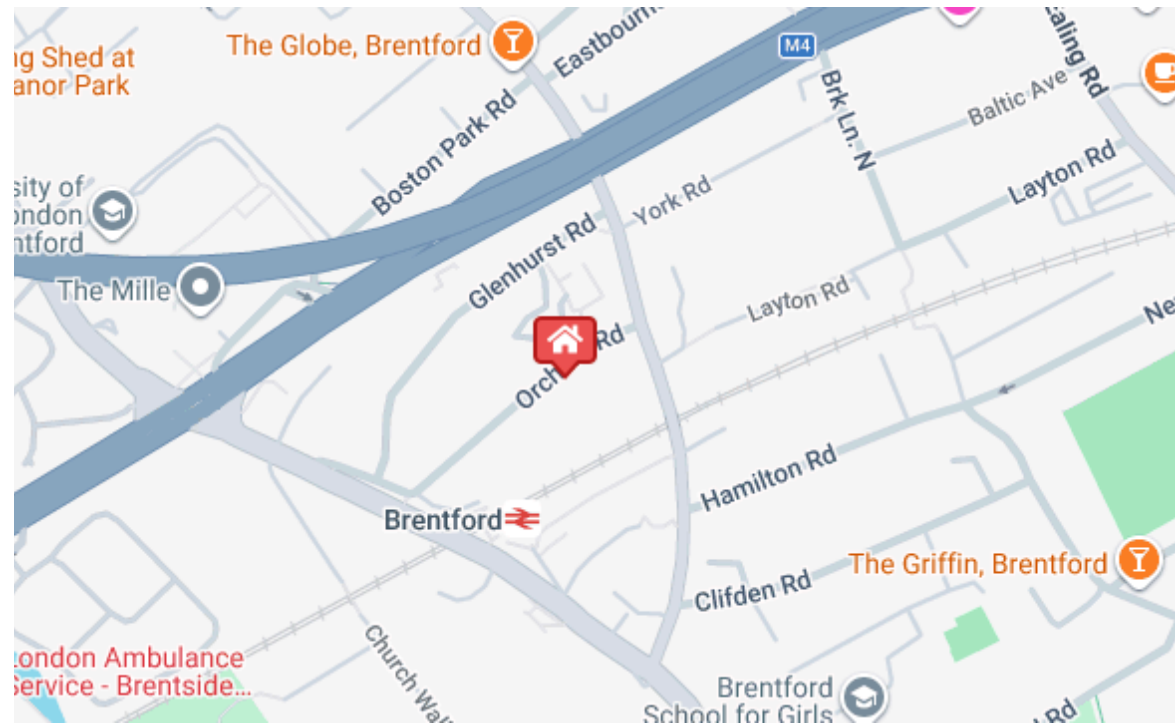
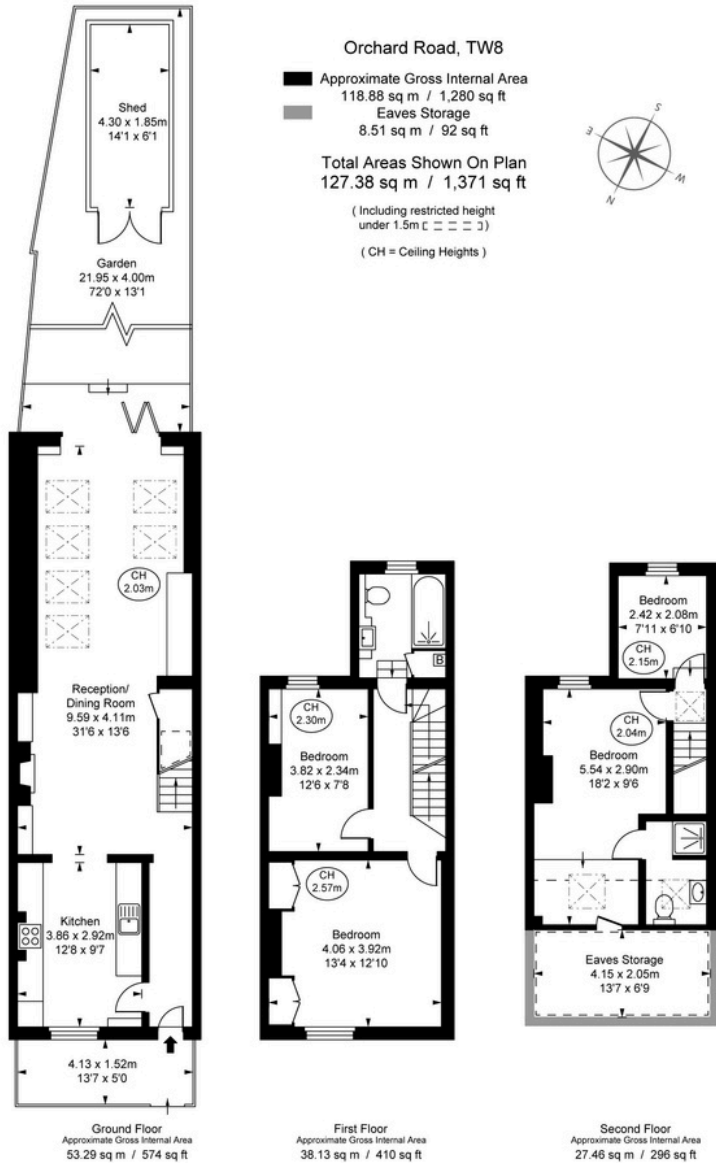
Key features

- Beautiful four-bed family home
- Over 1300 sq ft
- Victorian charm and architecture
- Excellent condition throughout
- Stunning vaulted extension
- 70 ft south-facing garden
- Popular quaint street
- Fantastic local amenities
- Totally chain-free

Material information

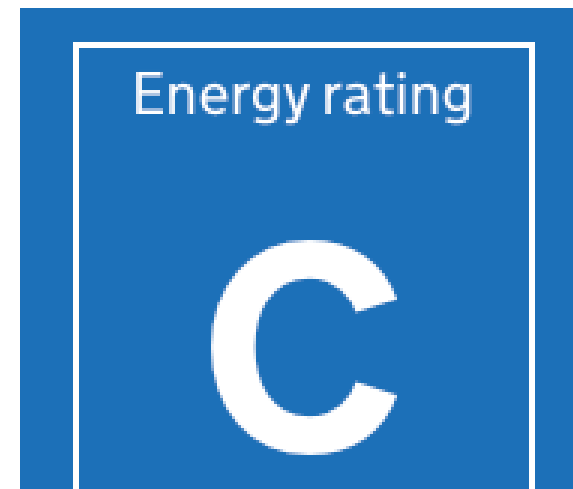
- Tenure - Freehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £800,000





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice