



Reynard Way, Brentford, TW8 9GF

Welcome to **Reynard Way, Brentford**

A well-presented, newer built house situated in Reynard Way a quiet development which is approx 7 years old with one owner. The property offers a good-sized entrance hall, a bright & airy generous 28' open-plan stylish kitchen & reception room with a breakfast bar, integrated designer appliances and French doors onto the private garden with rear access. The first floor offers two bedrooms and a modern family bathroom, with the top floor offering the main primary bedroom with built in bespoke wardrobes and an en-suite bathroom. Other benefits include a ground floor cloakroom, a useful outside storage shed and off-street parking driveway.

The property is a short walk away from Brentford overground train station (Southwestern Railway), Northfields & Boston Manor tube station (Piccadilly line) as well as local amenities, cafés, restaurants, and supermarkets. The M4/A4 is nearby and easily accessible. SKY, PC world, Tesco and other A4 corridor business are just a short distance away. Ideal first-time buying or buy to let opportunity.



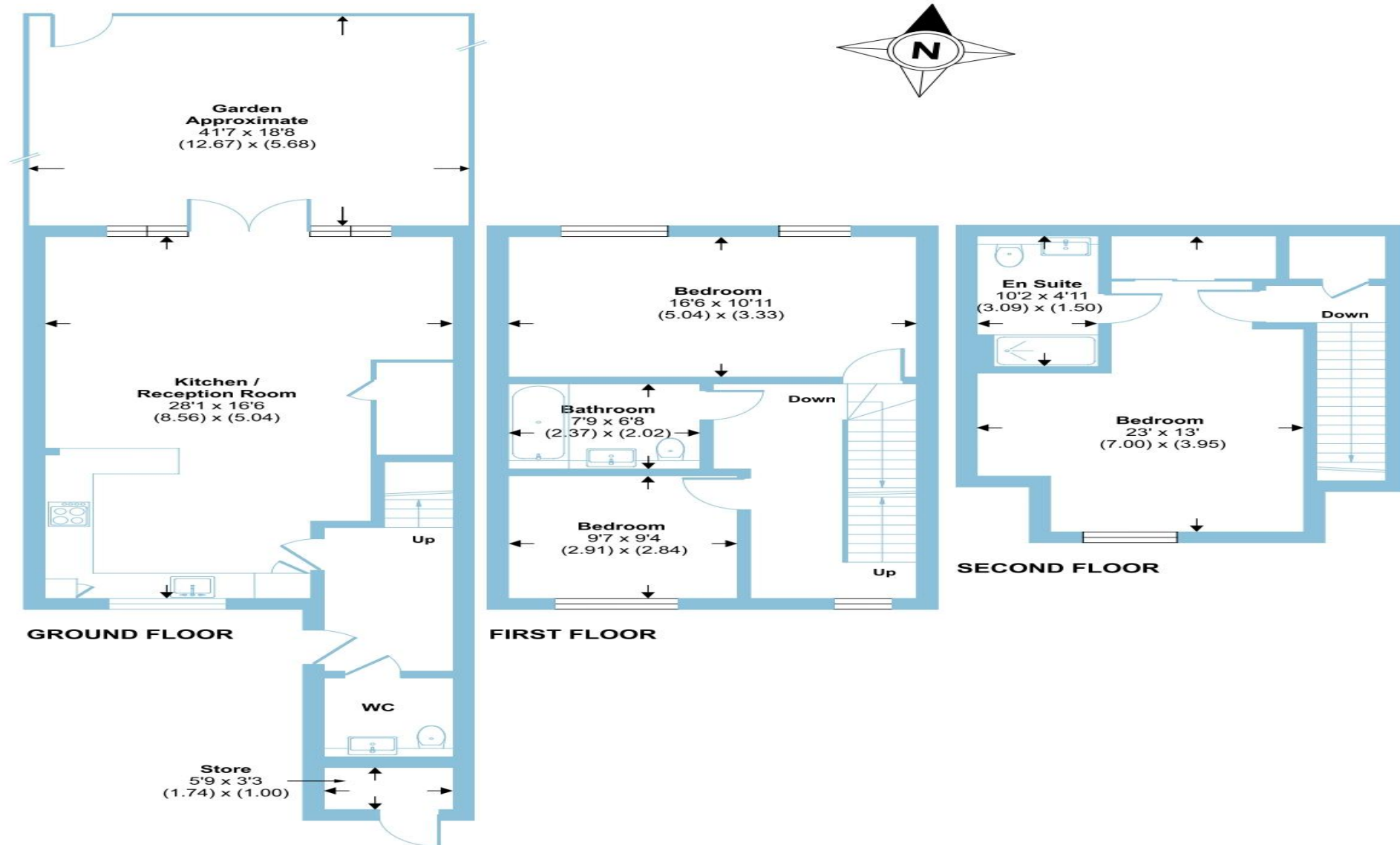
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Approximate Area = 1347 sq ft / 125.1 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 1364 sq ft / 126.6 sq m

For identification only - Not to scale



Welcome to

Reynard Way, Brentford

- Well- presented, freehold house over three floors
- Quiet residential development situated between South Ealing & Brentford
- Three double bedrooms & two bathrooms + extra WC
- Driveway off street parking
- Generous open-plan kitchen & reception room

Tenure: Freehold EPC Rating: B

Council Tax Band: G

Reynard Way a quite development situated between South Ealing & Brentford, offering three bedrooms, two bathrooms, a large rear garden, and a driveway. Please call the Ealing branch today for more information and to arrange a viewing!

guide price **£825,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109128



Property Ref:
EAL109128 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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