



For Sale

House - Semi-Detached

1 Brentwick Gardens | Brentford | TW8

£564,000 | Freehold

1 Receptions | 2 Bedroom | 1 Bathroom

FREEDOM TO MOVE





Brentwick Gardens, Brentford, TW8

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft

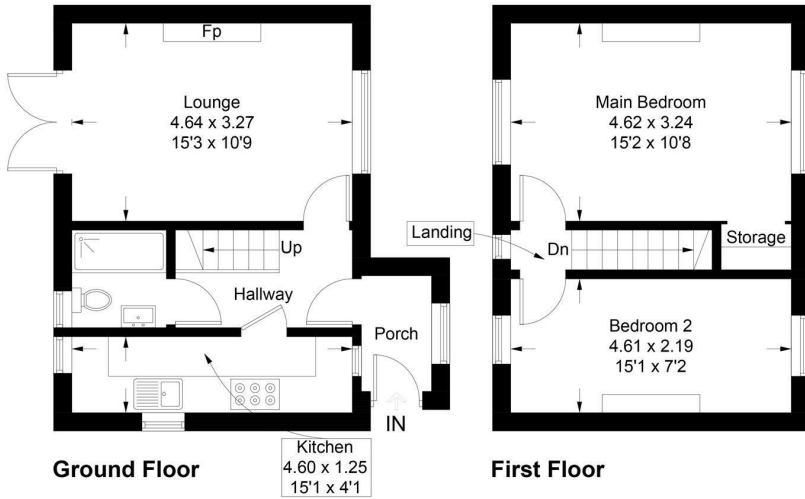


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (JD1296497)

Situated within the highly sought-after Brentwick Gardens development in Brentford, this attractive two-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property they can modernise and make their own. Benefiting from a generous rear garden, garage, and off-street parking, the property offers superb potential to create a wonderful family home in a popular residential location.

The accommodation comprises two spacious double bedrooms, a bright and airy reception spaces, kitchen, and family bathroom. While the property would benefit from updating throughout, it provides the perfect blank canvas for purchasers wishing to personalise and enhance their home to their own specification.

A particular highlight is the generous rear garden, offering excellent outdoor space for families, entertaining, or future landscaping projects. The substantial driveway and garage provide off-street parking for up to three vehicles – a rare and highly desirable feature in West London. There is also exciting scope to extend, subject to the necessary planning permissions, allowing buyers to maximise the property's full potential.

Ideally positioned for families, the property is within easy reach of highly regarded local schools, everyday amenities, and an abundance of green open spaces. Excellent transport links, including nearby rail and Underground connections, provide convenient access into Central London and beyond.

Nearby amenities and green spaces include:

- Gunnersbury Park – 0.3 miles
- Boston Manor Park – 0.9 miles
- Kew Green – 1.2 miles
- Ealing Broadway – 2.2 miles

Transport links:

- Kew Bridge Station – 0.6 miles
- South Ealing Station – 0.7 miles
- Brentford Station – 0.8 miles

Offered freehold, this property represents an outstanding opportunity for first-time buyers, families, investors, and those looking to create their ideal home in one of Brentford's most desirable residential settings.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks
34 High Street, Sunninghill, Ascot,
Berkshire, SL5 0NE
T: 01344 870 100
E: hello@hawksestateagents.com

