

For Sale

House - Semi-Detached

Brentwick Gardens | Brentford | TW8

Offers Over £555,000 | Freehold

1 Receptions | 2 Bedroom | 1 Bathroom

- Two Double Bedroom House
- Semi-Detached
- Private Rear Garden
- Garage Plus Off-Street Parking (3 Spaces)
- 0.3 Miles to Gunnersbury Park
- 0.8 Miles to Brentford Station
- 0.7 Miles to South Ealing Station
- Freehold
- Local Authority: Hounslow | Band C
- EPC | D

FREEDOM TO MOVE

Hawks











Brentwick Gardens, Brentford, TW8

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

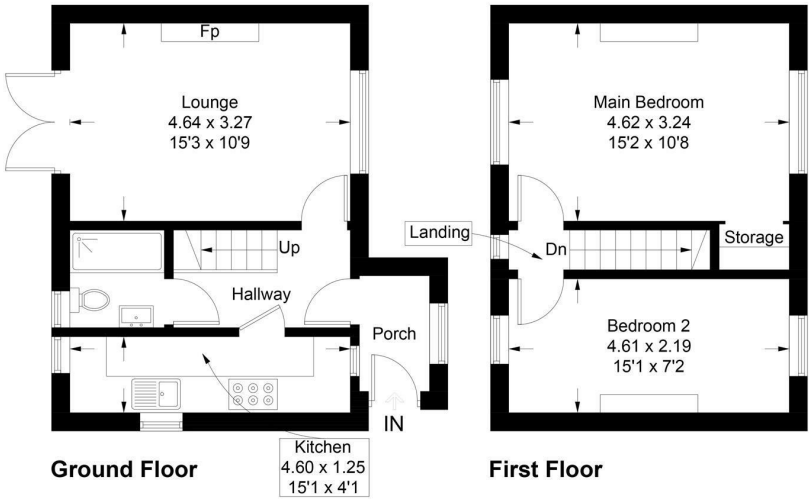


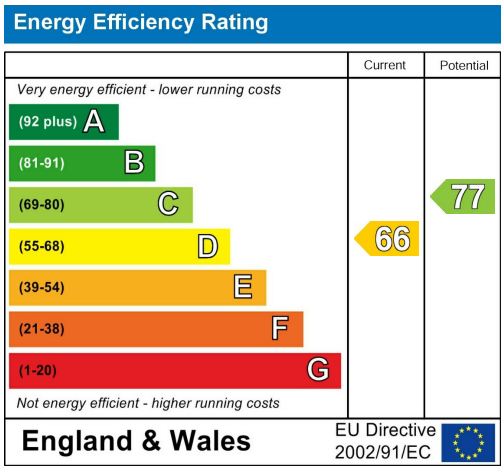
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296497)

Hawks presents this two double bedroom semi-detached house at 8, Brentwick Gardens, Brentford, TW8.

The property comprises a reception room, two double bedrooms, a bathroom, and a private rear garden, with off-street parking for two cars plus a garage (three parking spaces in total). Gross internal floor area is approximately 664 sq ft. The property requires modernisation throughout.

The house is freehold. The EPC Energy Efficiency Rating is 66 (Band D), with a potential rating of 77 (Band C). Council Tax Band C (London Borough of Hounslow).

Gunnersbury Park is approximately 0.3 miles away (around a 6-minute walk), and Boston Manor Park is approximately 0.9 miles away (around a 20-minute walk). Brentford station is approximately 0.8 miles away (around an 18-minute walk); Kew Bridge station is approximately 0.8 miles away (around a 17-minute walk); South Ealing station is approximately 0.7 miles away (around a 17-minute walk).



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 specifiically 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, seller(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

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

The Property Ombudsman
The Property Ombudsman LETTINGS