



To Let

Brentwick Gardens | Brentford | TW8

House - Semi-Detached

Asking Price £549,950 | null

1 Reception | 2 Bedroom | 1 Bathroom

- Lovely Two Double Bedroom House
- Very Well Maintained
- Off Road Parking - Multiple Vehicles
- South Facing Large Rear Garden
- Excellent Extension and Conversion Potential (STP)
- Close to Schools
- Bright Conservatory

FREEDOM TO MOVE





Nestled in the charming Brentwick Gardens of Brentford, this delightful semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to invest. Spanning an impressive 878 square feet, the property features two generously sized double bedrooms and a well-appointed bathroom, making it ideal for small families or professionals seeking extra space.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a bright conservatory, perfect for enjoying the natural light and views of the extensive south-facing garden. The modern galley kitchen is both functional and stylish, catering to all your culinary needs.

One of the standout features of this property is the ample off-road parking, accommodating up to three vehicles, a rare find in London. The expansive garden not only provides a tranquil outdoor space but also presents exciting possibilities for future enhancements. With the potential to extend into the loft or expand towards the side or rear of the house, subject to planning permission, this home is a canvas for your imagination.

Situated in a quiet and emerging area of Brentford, this freehold property is attractively priced and offers incredible potential for growth. Whether you are looking to make it your own or seeking a sound investment, this house is a remarkable find in a desirable location. Don't miss the chance to secure this lovely home with endless possibilities.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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
11 Albany Parade High Street, Brentford,
London, TW8 0JW
T: 0208 568 2342
E: brentford@hawksproperty.com

