



# For Sale

House - Semi-Detached

Brentwick Gardens | Brentford | TW8

Offers Around £585,000 | Freehold

1 Reception | 2 Bedroom | 1 Bathroom

FREEDOM TO MOVE





### Brentwick Gardens, Brentford, TW8

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

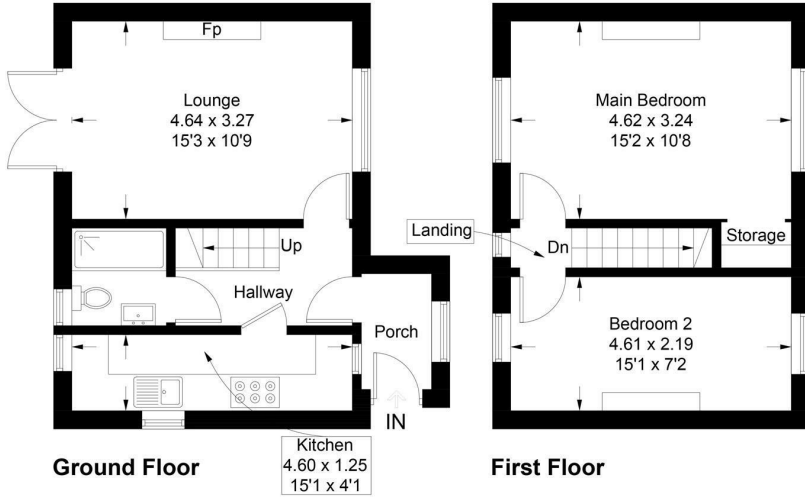


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296497)

Nestled in the desirable Brentwick Gardens of Brentford, this semi-detached house presents an exciting opportunity for those looking to create their dream home. With two double bedrooms and a spacious reception room, the property is in need of modernisation, allowing you to personalise the space to your taste.

The house boasts a generous parking area with a garage, accommodating up to three vehicles, which is a rare find in the London area. Additionally, there is potential for extension, subject to planning permission.

Brentwick Gardens is ideally situated for families, with excellent schools nearby, making it a perfect choice for those with children. The area is well-served by 24-hour transport links, ensuring easy access to central London, enhancing the convenience of daily commuting.

Very close to all amenities,  
 Gunnersbury's park 0.3 Miles,  
 Kew Green 1.2 Miles,  
 Ealing Broadway 2.2 Miles  
 Boston Manor Park 0.9 Miles

STATIONS NEAR BY:  
 Kew Bridge Station 0.6 Miles  
 Brentford Station 0.8 Miles  
 South Ealing 0.7 Miles

As a freehold property, this home offers the security and freedom to make it truly your own. Whether you are a first-time buyer or looking to invest, this property in Brentford is a fantastic opportunity to secure a home in a vibrant community. Don't miss the chance to transform this house into your perfect residence.

### Energy Efficiency Rating

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



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