



# QUILLIAM

The Butts  
Brentford

- No Onward Chain
- Three Bedrooms
- Two Bathrooms
- Garage
- Modern
- Mews House
- Private Garden
- Off-Street Parking
- Recently Decorated
- Council Tax Band - F

**£799,950**

**Freehold**







## Property Description

Nestled within the prestigious Butts Conservation Area, often regarded as Brentford's hidden gem, Caxton Mews is a charming tucked-away square that hosts this attractive Georgian-style townhouse.

Spanning three floors, the ground level features a bedroom, access to an integral garage, a WC, and a utility room at the rear, which opens onto a private garden complete with a patio—ideal for outdoor relaxation.

The first-floor staircase leads to a well-proportioned fitted kitchen and dining area. Opposite the kitchen, you'll find a bright and spacious reception room that enjoys plenty of natural light.

On the top floor, there are two bedrooms and a family bathroom. The principal bedroom boasts ample built-in wardrobes and a stylish en-suite shower room.

Despite its peaceful setting, this home is just a short stroll from Brentford High Street, where the South Side is currently undergoing an exciting transformation. The regeneration project includes plans for a vibrant new town centre with a supermarket, retail outlets, dining options, a boutique cinema, and scenic pedestrian lanes that lead down to the waterfront.

Brentford Mainline Station is only 0.3 miles away, offering fast connections to London Waterloo via South Western Railway. Additionally, local bus routes provide convenient links to Ealing Broadway (Elizabeth Line/Crossrail), Richmond, Chiswick, and Westfield Shopping Centre.



# Accommodation

Entrance

Bedroom 2  
14'1" x 10'0"

W.C.

Reception Room  
18'2" x 14'1"

Kitchen  
14'0" x 6'11"

Bedroom 1  
12'4" x 10'9"

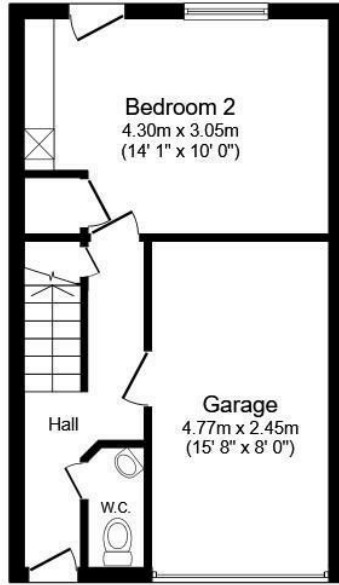
En-Suite  
6'10" x 4'5"

Bedroom 3  
10'1" x 6'10"

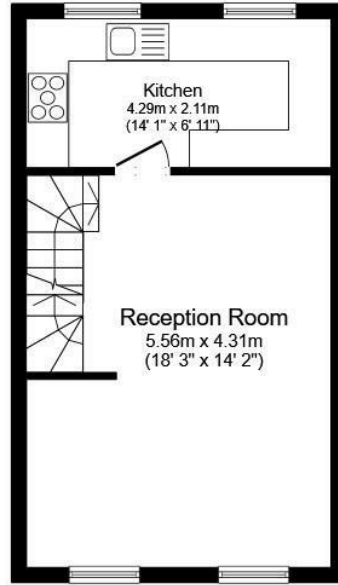
Bathroom  
6'10" x 6'8"

Garage  
15'7" x 8'0"

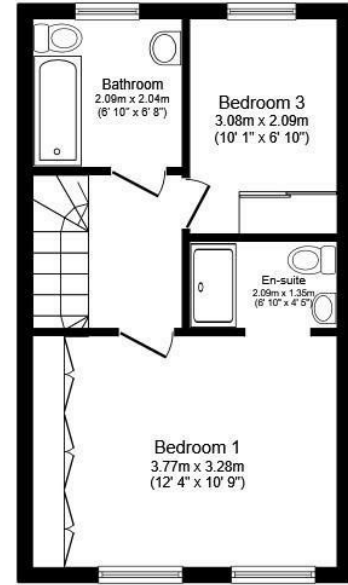




**Ground Floor**  
Floor area 33.5 sq.m. (360 sq.ft.)



**First Floor**  
Floor area 33.5 sq.m. (360 sq.ft.)



**Second Floor**  
Floor area 33.5 sq.m. (361 sq.ft.)

**TOTAL: 100.5 sq.m. (1,081 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Property Information



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements