

QUILLIAM

Layton Road
Brentford

- End Of Terrace
- Three Double Bedrooms
- Large Reception/Dining Room
- Spacious Kitchen
- Conservatory
- Private Garden
- Shower Room & WC
- Ample Storage
- Brentford Station Circa 5 Min Walk
- Brentford High Street Circa 10 Min Walk

£525,000

Freehold













Property Description

Positioned on Layton Road in Brentford, this well-presented end-terrace home offers approximately 1,163 sq ft of bright and well-proportioned accommodation, ideal for families and those seeking additional space.

The property features a generous open-plan reception and dining room, perfect for everyday living and entertaining, along with a light-filled conservatory opening onto the private rear garden. The well-appointed kitchen offers ample workspace and storage, making it ideal for keen cooks. There are three well-proportioned double bedrooms, a modern shower room, and a convenient ground floor WC.

Further benefits include off-street parking and a fantastic location close to local amenities, well-regarded schools, parks, and excellent transport links.

Offering comfortable living in a sought-after location, this attractive home presents an excellent opportunity for a range of buyers. Requiring some modernisation, it provides the perfect blank canvas for purchasers to update and personalise to their own taste.

Disclaimer
Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

Accommodation

Entrance

Storage Cupboard
2'6" x 2'4"

WC
5'5" x 2'2"

Hallway
12'5" x 3'10"

Reception / Dining Room
20'5" x 15'8"

Kitchen
11'11" x 8'9"

Conservatory
11'6" x 6'11"

Interior Shed
6'7" x 2'7"

Landing
12'3" x 6'10"

Bedroom One
13'2" x 8'5"

Bedroom Two
12'8" x 8'5"

Bedroom Three
16'0" x 6'10"

Shower Room
6'9" x 6'4"

Garden
16'0" x 15'1"



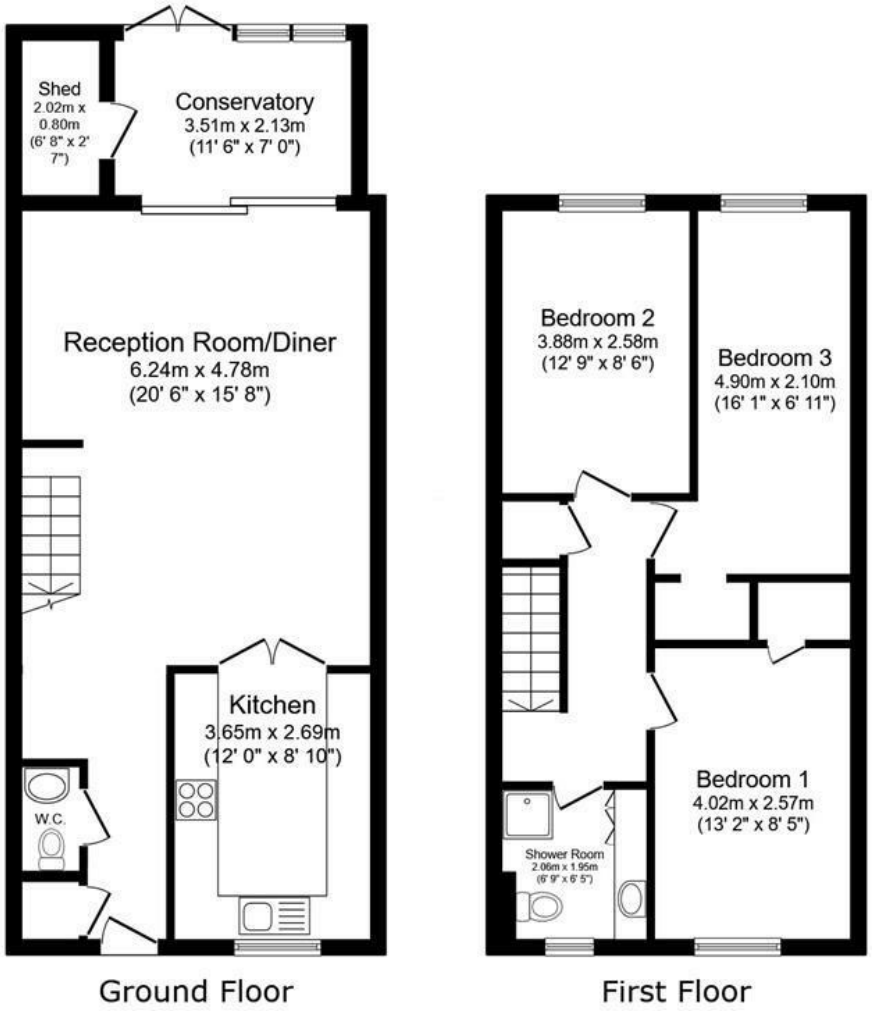




Property Information

We have been informed by our Vendor of the following information:
Tenure: Freehold
EPC (Energy Performance Certificate) Rating: C
London Borough of Hounslow Council Tax Band: D
Council Tax Payable for 2026/27 £2,185.56 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.
Parking: Unallocated Communal Off-Street Parking

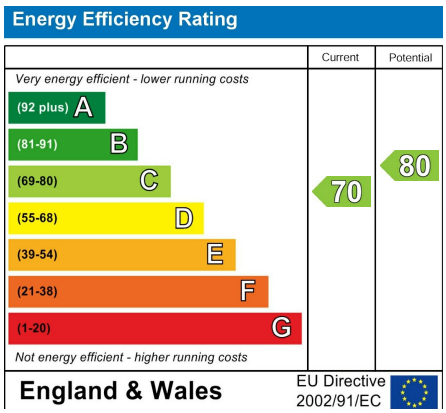




Total floor area: 106.0 sq.m. (1,141 sq.ft.)

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





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