

QUILLIAM

Brook Lane North
Brentford

- Three Storey Townhouse
- Approx. 1,421 sq ft
- Sizeable Garden
- Open Plan Kitchen/Dining Room
- Two Bathrooms and One WC
- Private Top Floor Balcony
- Garage with Utility Unit
- Fourth Bedroom Potential
- Brentford Station Circa 7 Min Walk
- Brentford High Street Circa 12 Min walk

£725,000

Freehold













Property Description

Situated on the popular Brook Lane North in Brentford, this modern three-storey townhouse was built in 2016 and offers approximately 1,421 sq ft of well-designed living space.

The property has a bright kitchen/diner with plenty of storage and space to enjoy family meals or entertain friends. There are three generous double bedrooms, as well as a spacious reception room that could also be used as a fourth bedroom, depending on your needs. A modern family bathroom, an en-suite shower room and a ground-floor WC complete the accommodation.

Outside, there is a private balcony and a spacious rear garden, providing plenty of room to relax and enjoy the warmer months. The property also benefits from a sizeable garage with a separate utility area, offering useful extra storage and secure parking, along with residents' permit parking.

With local shops, well-regarded schools, parks and excellent transport links all nearby, this is a great home for families and professionals looking for space and convenience in a popular Brentford location. Early viewing is highly recommended.

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.
Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

Accommodation

Entrance Hall

Garage
18'11" x 11'0"

Kitchen / Diner
15'1" x 11'10"

Garden

WC
7'4" x 4'3"

Bathroom
7'4" x 7'2"

Bedroom Three
15'0" x 10'7"

Reception / Bedroom Four
17'3" x 15'1"

Bedroom Two
14'11" x 11'6"

En-Suite
7'8" x 4'10"

Bedroom One
14'11" x 13'4"

Balcony
9'10" x 4'4"







Property Information

We have been informed by our Vendor of the following information:
Tenure: Freehold
EPC (Energy Performance Certificate) Rating: B
London Borough of Hounslow Council Tax Band: E
Council Tax Payable for 2026/27 £2,671.24 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: Garage and Street Parking Residents Permit Required

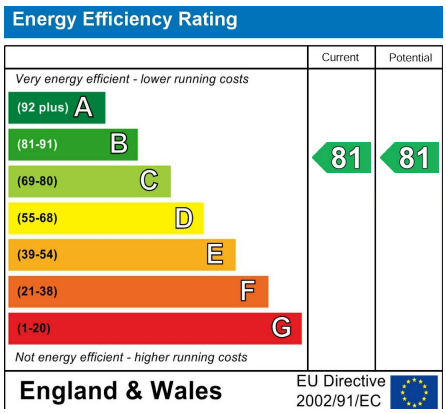




Total floor area: 133.2 sq.m. (1,434 sq.ft.)

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





QUILLIAM
Since 1999

206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
https://www.quilliam.co.uk

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