



# QUILLIAM

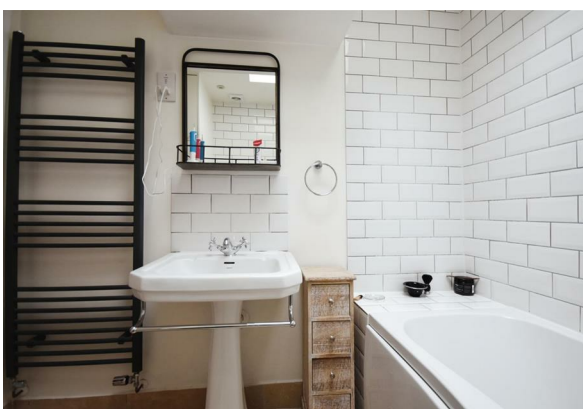
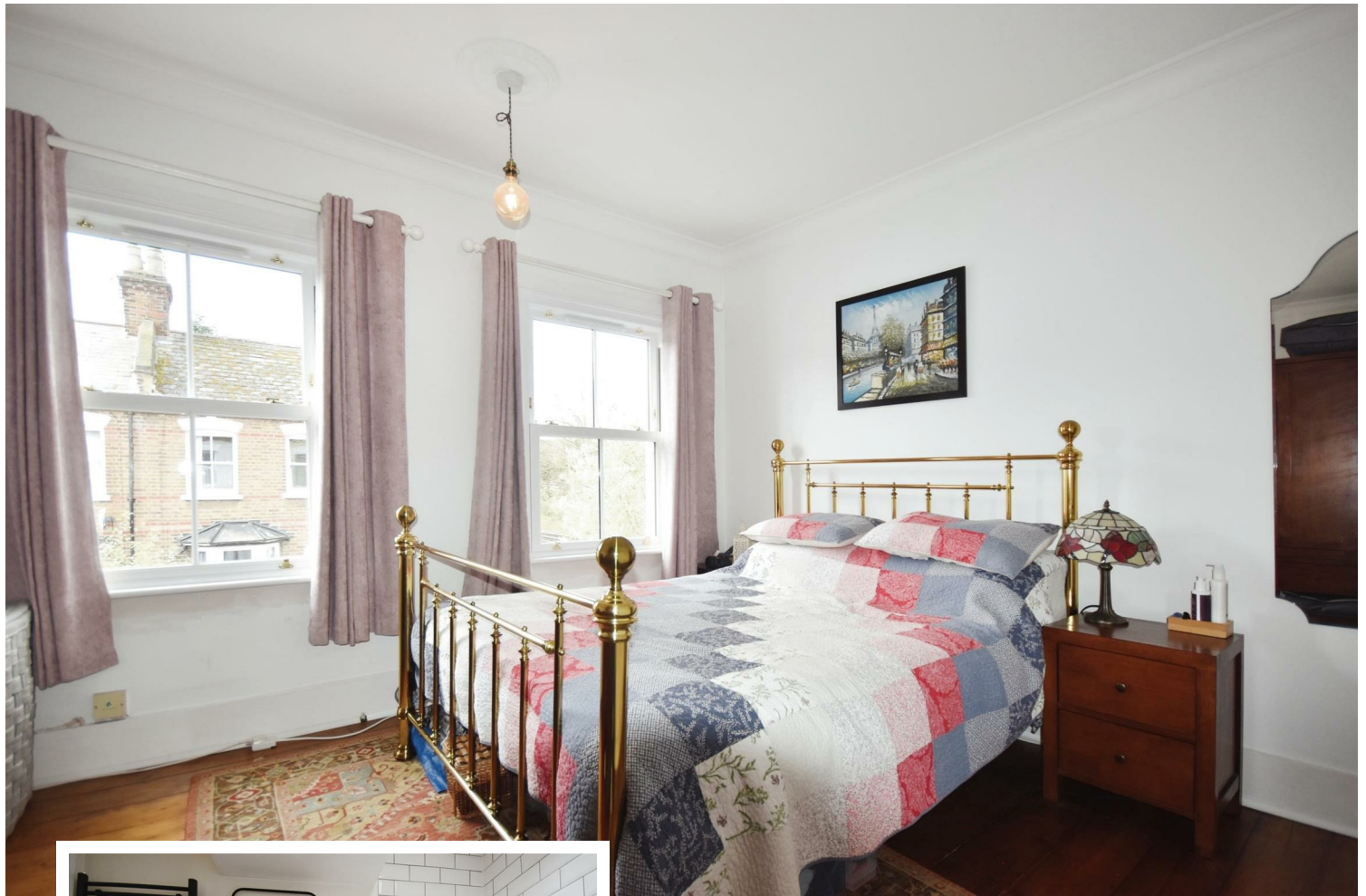
Westbury Place  
Brentford

- Two Bedroom
- Reception Room
- Modern Fitted Kitchen
- Private Garden
- Underfloor Heating
- Permit Parking
- Desirable Location
- Victorian House
- Potential To Extend STPP
- Close To Brentford Mainline Station

**£610,000**







## Property Description

Quilliam are delighted to offer for sale this well presented, two double bedroom Victorian House situated on a quiet residential road in Brentford.

The ground floor offers a spacious reception room with modern sash style windows and a bright bathroom with a skylight allowing light to flood in.

To the rear is a well-presented kitchen and dining area also with a skylight, which leads to a private courtyard garden with a seating area and garden shed. Both the kitchen and bathroom include underfloor heating.

The first floor presents two good sized double bedrooms with potential to extend subject to planning permission

The property is located in a desirable location and is 0.3 miles from Brentford Mainline Station with access to London Waterloo, 0.4 miles from Brentford High Street and has easy access to A4/M4.



## Reception Room

23'1" x 12'2"

## Kitchen/Dining Area

12'6" x 12'5"

## Bathroom

6'9" x 6'9"

## Bedroom One

12'2" x 10'9"

## Bedroom Two

10'8" x 9'2"

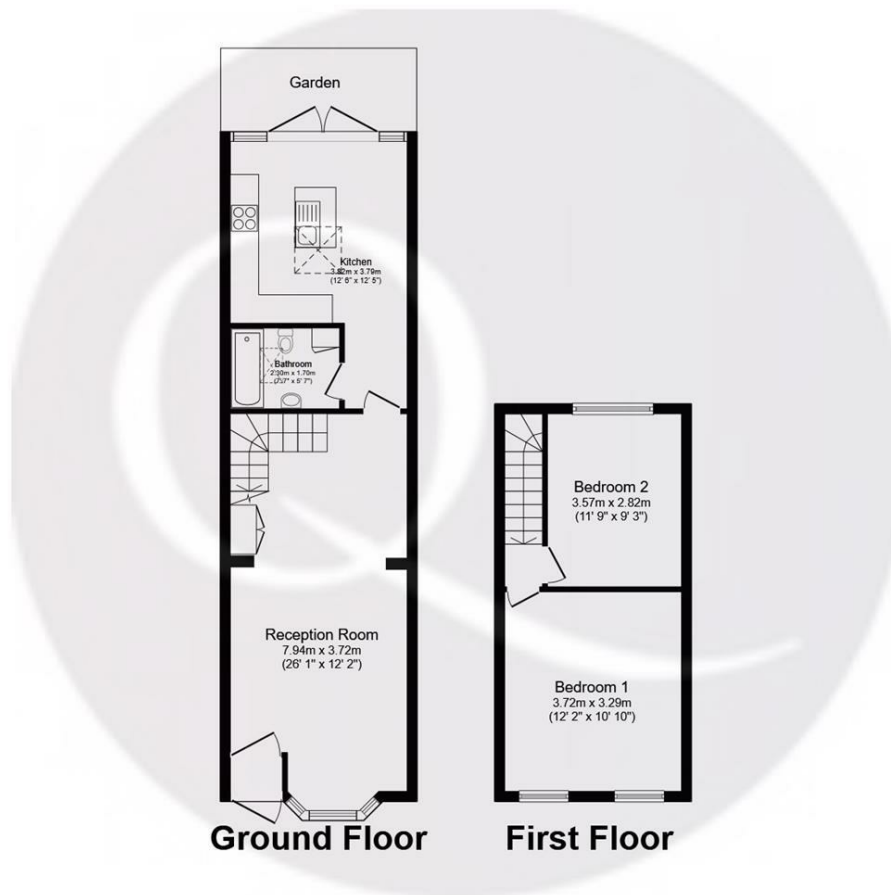
## Garden

## Additional Information

Tenure: Freehold

Council Tax Band: D London Borough of Hounslow





Total floor area 81.0 sq.m. (871 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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