QUILLIAM

Caxton Mews
Brentford

- Located in The Butts
- Georgian Style Townhouse
- Four Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- South-West Facing Garden
- No Onward Chain
- En-suite Shower Room
- Private Allocated Parking
- Brentford Station Circa 7 Min Walk

£880,000

Freehold

Property Description

Located just off The Butts in Brentford, this delightful Georgian style townhouse offers an inviting blend of character, comfort, and convenience. Spanning an impressive 1,102 square feet, the home features four generously sized bedrooms; ideal for families, visiting guests, or anyone seeking a dedicated home office or second reception room.

The ground floor opens with a spacious hallway leading into a warm and welcoming reception room. The flexible layout maximises both space and practicality, ensuring the home feels functional without compromising on charm. A well appointed bathroom, separate shower room, and an en-suite to the main bedroom further enhance everyday comfort.

A standout feature is the south west facing garden, accessed directly from the reception room. Bathed in natural light throughout the day, it offers a peaceful retreat for outdoor dining, gardening, or simply unwinding.

Adding to its appeal, the property includes off road parking for one vehicle; a valuable asset in this sought after location. With no onward chain, the home is ready for a smooth and stress free move.

Positioned just off The Butts, you'll enjoy a vibrant community atmosphere with easy access to local amenities, green spaces, and excellent transport links. This exceptional property is not to be missed.

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 Hall

Reception Room/Bedroom Four
14'2" x 10'11"

Garden

Bedroom Three
7'11" x 10'10"

Shower Room
7'11" x 3'9"

Reception Room
14'2" x 11'2"

Kitchen
14'1" x 7'9"

Hallway
6'10" x 7'9"

Bedroom One
11'1" x 14'2"

En-Suite
14'7" x 6'7"

Bathroom
7'9" x 6'10"

Bedroom Two
7'0" x 10'11"

Property Information

We have been informed by our Vendor of the following information:
Tenure: Freehold
London Borough of Hounslow Council Tax Band: F
Council Tax Payable for 2026/27 £3,163.10 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: Off Street Parking Allocated Space

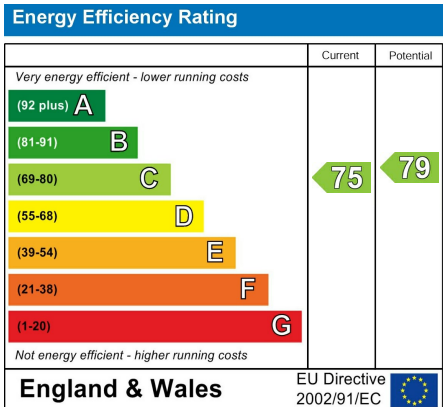
Ground Floor
Floor area 39.3 sq.m. (422 sq.ft.)

First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Second Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 115.2 sq.m. (1,240 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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