



QUILLIAM

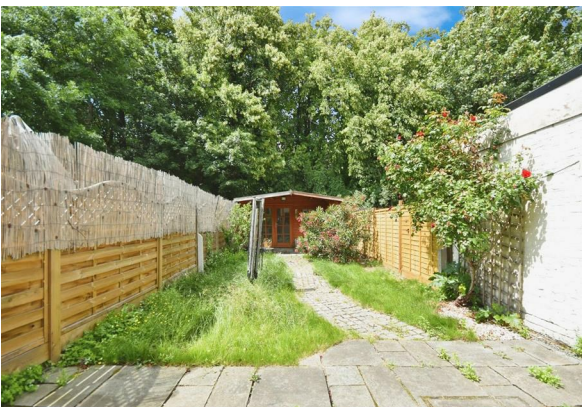
York Road
Brentford

- Four Bedroom House
- Period Property
- Large Open Plan Kitchen
- Well Sized Garden
- Easy Access to A4/M4
- No Onward Chain
- Transport Links
- Double Reception Room
- Council Tax Band - E
- Energy Performance Certificate - C

£635,000

Freehold





Property Description

Quilliam are delighted to present this charming four-bedroom terraced house for sale, boasting a beautiful blend of style and comfort. The property is neutrally decorated, offering a certain charm that is ready to be infused with the personal touch of its new owners. It is conveniently nestled in a location with excellent public transport links, making commuting a breeze.

The house boasts three double rooms and a single bedroom. The main bedroom is a spacious double with the added benefit of an en-suite bathroom, a haven of tranquillity where you can relax and unwind. The fourth bedroom is a cosy single room or a walk-in closet, providing ample storage space.

The heart of the home is the open-plan kitchen, which is designed to be a social space where the family can gather. It includes a dining area and a breakfast section, perfect for both formal dining and casual breakfasts. The kitchen also benefits from a lovely garden view, making meal preparations a delight.

The property features a single reception room, enhanced by large windows that flood the space with natural light. The room also features a fireplace, providing a cosy atmosphere during chilly evenings, and wood floors that add a touch of elegance to the space.

The home falls within the E council tax band. It also comes with an EPC rating of D. Notably, the property hosts a garden and outbuildings, adding to its charm.

This property is perfect for families seeking a comfortable and stylish home in a convenient location. Its unique features and well-planned layout make it a must-see.

Accommodation

Reception Room
12'0" x 11'3"

Dining Room
11'11" x 9'1"

Kitchen
16'1" x 10'1"

Bedroom One
12'8" x 12'1"

Bedroom Two
11'11" x 9'1"

Shower Room
8'4" x 5'10"

Dressing Room/Bedroom 4
10'2" x 7'4"

Bedroom Three
18'8" x 12'4"

Ensuite
11'7" x 4'9"



Property Information

Lead In

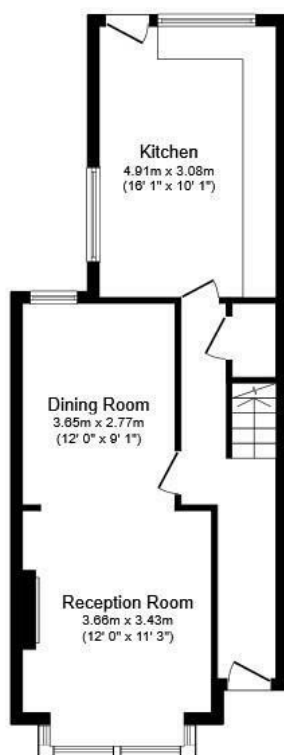
We have been informed by our Vendor of the following information:

Tenure: Freehold

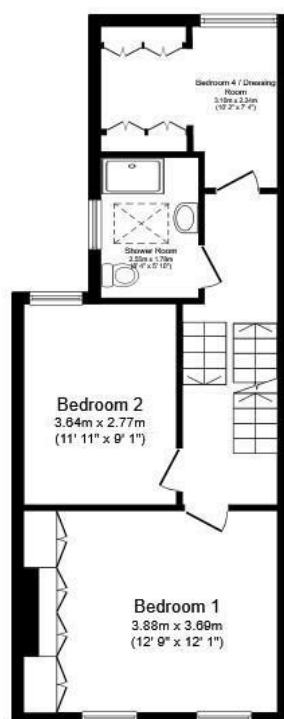
London Borough of Hounslow Council Tax Band: E
Council Tax Payable for 2025/26 £2,549.33 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: Street Parking - permit required

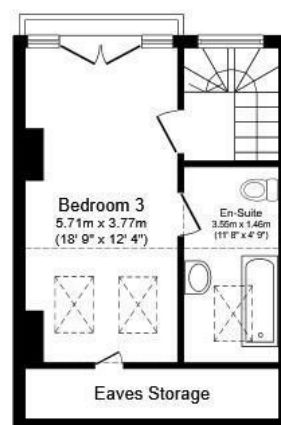




Ground Floor
 Floor area 50.8 sq.m. (547 sq.ft.)



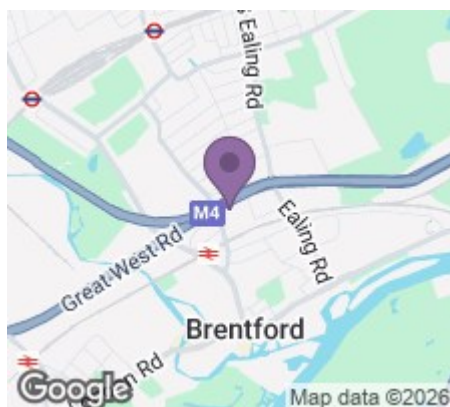
First Floor
 Floor area 50.1 sq.m. (539 sq.ft.)



Second Floor
 Floor area 26.7 sq.m. (288 sq.ft.)

Total floor area: 127.7 sq.m. (1,374 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



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		
	69	82
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