



BROOK ROAD SOUTH, TW8
£675,000 FREEHOLD

A CHARMING PERIOD COTTAGE IN THE HEART OF BRENTFORD, CLOSE TO LOCAL AMENITIES

Brentford | 020 8560 1125 | brentford@winkworth.co.uk

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DESCRIPTION:

This delightful family home has been extended to make three storeys and in addition, has a substantial separate home office/shed at the end of the rear garden. This deceptively spacious property has a through reception/dining room with bay window to the front elevation and dual pretty Victorian fireplaces. This large living area measures an impressive 27ft long, leading to a further handy lean-to/conservatory (currently used for storage) with doors out to a low-maintenance paved garden. There is also a nicely fitted bathroom and a well-appointed kitchen with French doors also, into the mature rear garden.

An easy rising staircase takes you to the first floor landing with two bedrooms and a further staircase, to the second floor with a 19' 9" x 12' master bedroom and ensuite shower room.

To the rear of the property is the Studio split into a home office/shed with high ceilings, power and light.

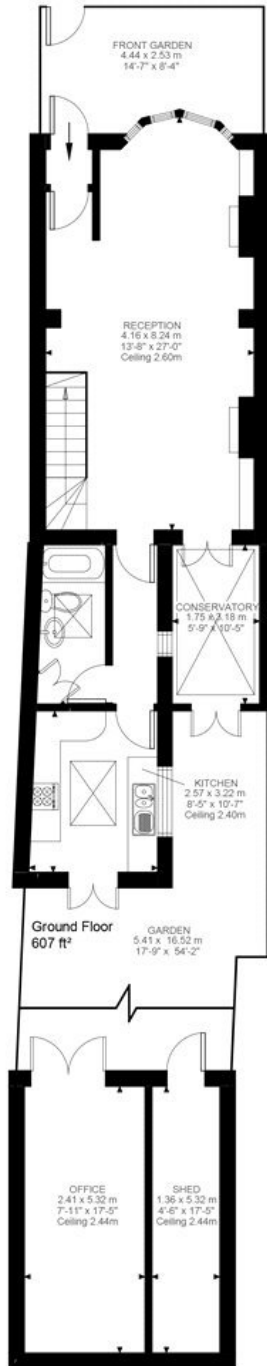
Brook Road South is an attractive and popular street which appeals to a wide spectrum of buyers. This area will be benefiting enormously from the residential redevelopment of Brentford old football stadium along with the multi-million pound regeneration of Brentford High Street.

Good for commuters, Brentford train station is a 10 minute walk (London Waterloo in 32 mins) and the M4 and A4 are both within easy reach by car.

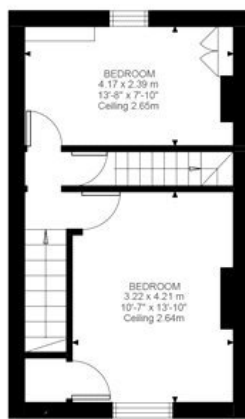
ACCOMMODATION

- Charming terraced home
- Three storeys
- Sought after road
- 27ft long reception room
- Three bedrooms
- Two bathrooms
- Ample eaves storage
- Separate home office
- 55ft rear garden





Studio
223 ft²



First Floor
340 ft²



Second Floor
224 ft²



Brook Road South, TW8

Approximate Gross Internal Area
129.48 SQ.M / 1394 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 1.30 SQ.M / 14 SQ.FT
INCLUSIVE TOTAL AREA 130.78 SQ.M / 1408 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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