



**£825,000**

**Clitherow Road, Brentford, TW8**



- 4 Bedrooms
- 2 Reception Rooms
- Off Street Parking
- 118 Ft Garden
- Over 1,700 Sq Ft
- Excellent School Catchment

A well presented 4 bedroom family home at over 1700 sq ft with period features and off street parking for several cars. Situated in a cul de sac location, the accommodation comprises entrance hallway, front formal reception, rear dining room and kitchen/breakfast room. On the first floor there are 3 bedrooms and family bathroom. The loft conversion offers a spacious bedroom with eaves storage and a shower room. This property offers an opportunity to extend the side (STPP) and the rear of the house boasts a fantastic 118 ft garden which is mature with a summer house at the bottom. Boston Manor (Piccadilly line) and Brentford (mainline) stations are close by and this property is well located for excellent schools (Fielding, Mount Carmel, Oaklands, Elthorne High and Gunnersbury), road networks and bus routes.

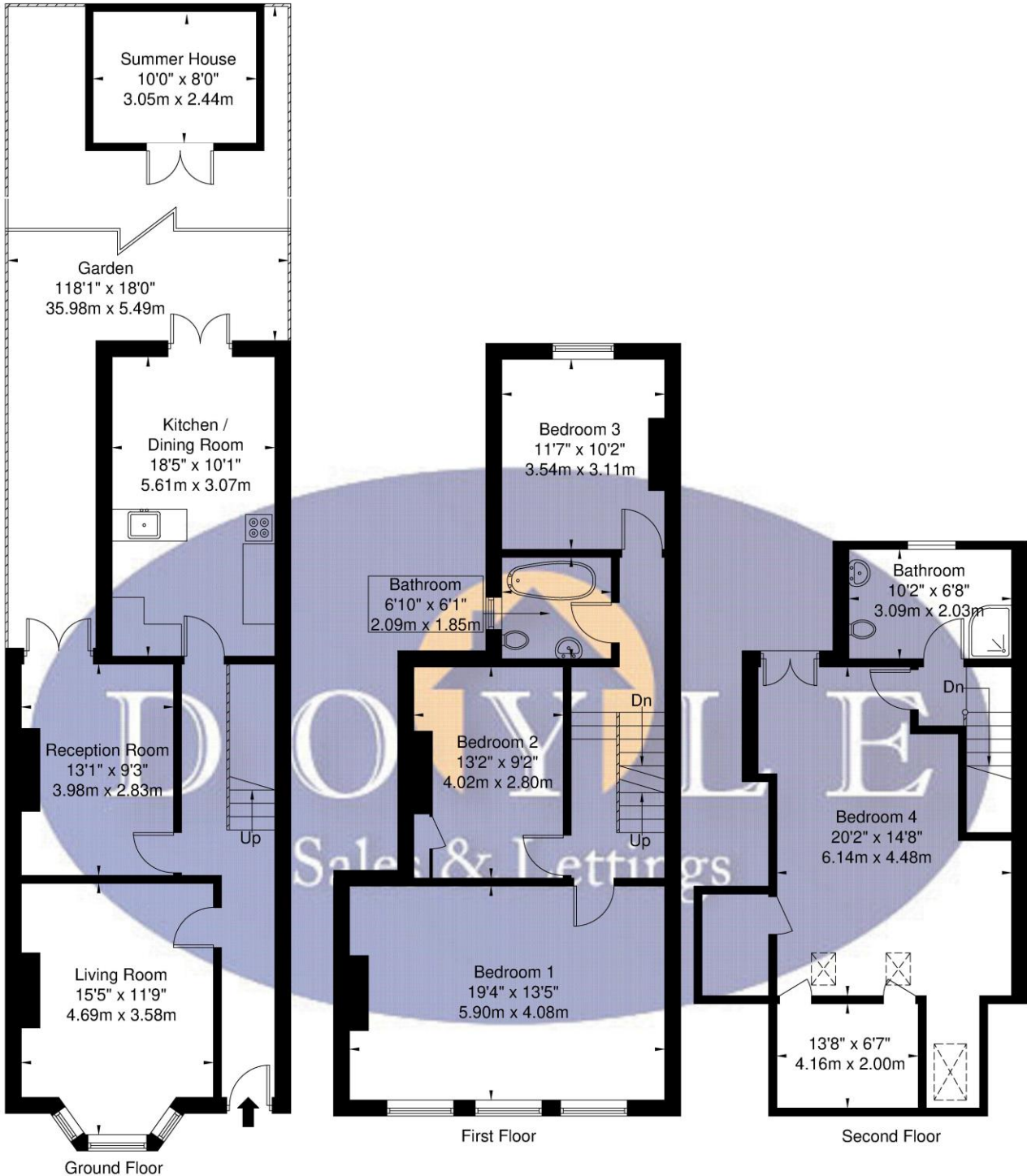


# Clitherow Road TW8 9JT

Approx. Gross Internal Area = 158.3 sq m / 1704 sq ft

Summer House = 7.5 sq m / 80 sq ft

Total = 165.8 sq m / 1784 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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## EPC Rating D

