

# HUNTERS®

HERE TO GET *you* THERE



Walnut Tree Road

Brentford, TW8 0JY

Offers In Excess Of £275,000

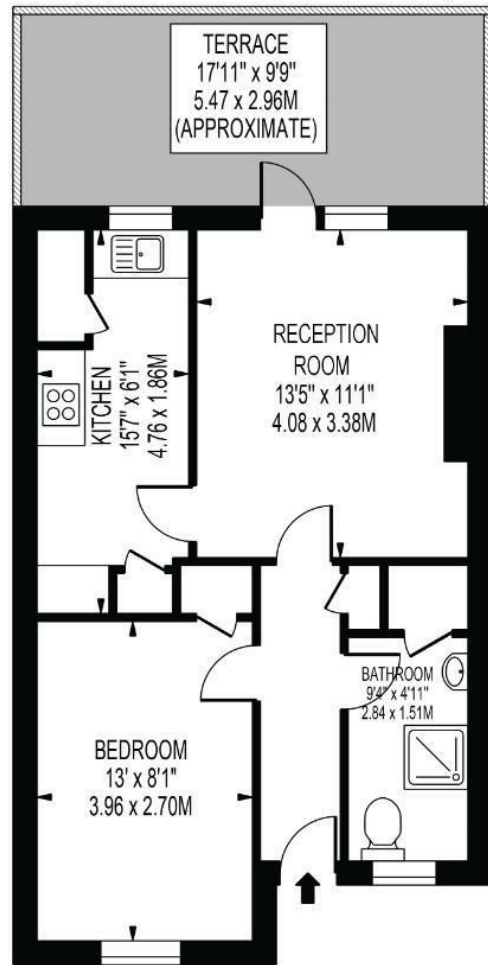






## WALNUT TREE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 488 SQ FT - 45.36 SQ M



### GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Hunters Brentford is proud to present this delightful ground floor apartment situated within a prime location in Brentford offering a perfect blend of comfort and convenience.

Upon entering, you are greeted by a spacious reception room that seamlessly flows out to a lovely terrace, providing a wonderful space for relaxation or entertaining guests. The well-proportioned kitchen is designed for practicality, ensuring that meal preparation is both enjoyable and efficient. The family bathroom is also generously sized, catering to all your needs. Furthermore, the property benefits from a new boiler recently installed, and a separate external storage cupboard.

The property is ideally situated within walking distance of Brentford High Street, where you can explore a variety of shops, cafes, and local amenities. Additionally, Brentford mainline station is conveniently close, offering excellent transport links for those commuting to central London or beyond.

This flat presents a fantastic opportunity to own a piece of Brentford, combining a comfortable living space with a prime location. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this apartment is not to be missed. Offered to the market with no onward chain, viewings are highly recommended.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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