



Boston Gardens, Brentford, TW8

Asking Price: £830,000

Benham
& Reeves

Boston Gardens, Brentford, TW8

 3 Bedroom (s)  2 Bathroom (s)  Freehold

Spanning an approximate 1,349 square feet is this three bedroom, semi-detached house. Potential to be the perfect family home, downstairs there is a reception room and adjacent to you have got an open plan dining and kitchen room which leads out onto the private garden which backs onto Boston Manor Playing Fields. There is also a downstairs family shower room. On the first floor, there are three well-proportioned bedrooms. The principal bedroom includes built-in wardrobes, and there is also an additional family shower room. Added benefits include a front garden and side access.

Boston Gardens is a quiet residential street in Brentford, West London, located close to Boston Manor and within easy reach of the River Brent and the Grand Union Canal. The neighbourhood is popular with families because of its spacious homes, tree-lined surroundings, and proximity to local schools, parks, and transport links.

Boston Gardens benefits from excellent transport connections, making it a convenient location for commuters and residents alike. The area is served by nearby Boston Manor Underground Station on the Piccadilly Line, providing direct access to central London, Heathrow Airport, and key destinations across the capital.





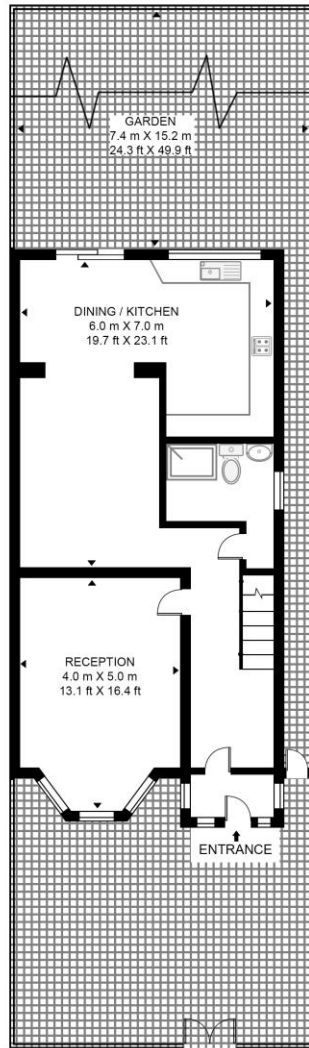
Property Features:

- Chain Free
- Three Bedrooms
- Two Bathrooms
- 1349 Square Feet (Approximately)
- Semi-Detached
- Potential to Extend (STPP)
- Side Access
- Freehold

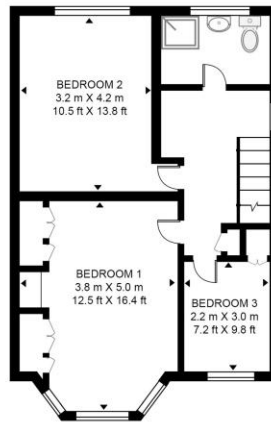


BOSTON GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 1349 SQ.FT (125.3 SQ.M)
INCLUDING GARDEN 2927 SQ.FT (271.9 SQ.M)



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£830,000
Tenure:	Freehold
Anticipated Rent:	£3,200.00 pcm Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW260044

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W: www.benhams.com

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