



**Brentmead Gardens, West Twyford, London NW10 7DS**  
**Price £799,950 Freehold - No Chain**

A beautifully-presented and extended 4-bedroom semi-detached property arranged over three floors. There is a mature, landscaped rear lawn garden with Indian sandstone patio and summerhouse with power. To the front off-street parking for 1 car and shared drive.

The property comprises entrance hall, open-plan extended ground-floor living area with modern kitchen complete with polished quartz worktops, underfloor heating, handmade French floor tiles and bi-folding doors to rear garden, utility room, 4 bedrooms (1 on second floor with bespoke built-in wardrobes, full width eaves storage and double sliding doors to a Juliet balcony), family bathroom with separate WC and a modern en suite bathroom.

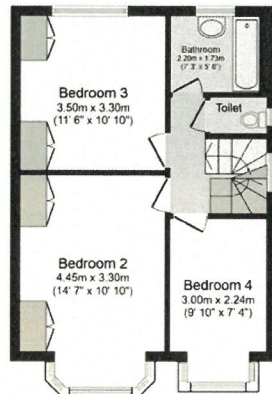
Conveniently situated close to **Hanger Lane** and **Park Royal** stations with local shopping facilities, the A40 / Western Avenue and the North Circular Road. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, bars and restaurants. Well-placed for a number of local schools including West Twyford Primary, Ada Lovelace CofE High, Holy Family Primary, Ellen Wilkinson High, Vicar's Green Primary, Twyford CofE High, Ark Acton Academy and Perivale Primary.



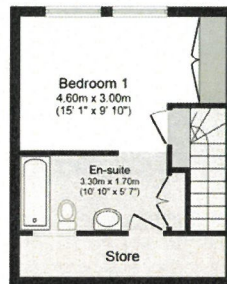




**Ground Floor**



**First Floor**



**Second Floor**



**TOTAL APPROX. FLOOR AREA 151.2 sq m / 1628 sq ft**

Measurements are approximate. Not to scale. Illustrative purposes only.

(Internal photographs and floor plan supplied by vendor)

EPC Rating = C

Council tax band = D (subject to confirmation)



**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employments has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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