



22 VICTORIA ROAD
BROOKFIELD

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4 | BEDROOMS

2 | BATHROOMS

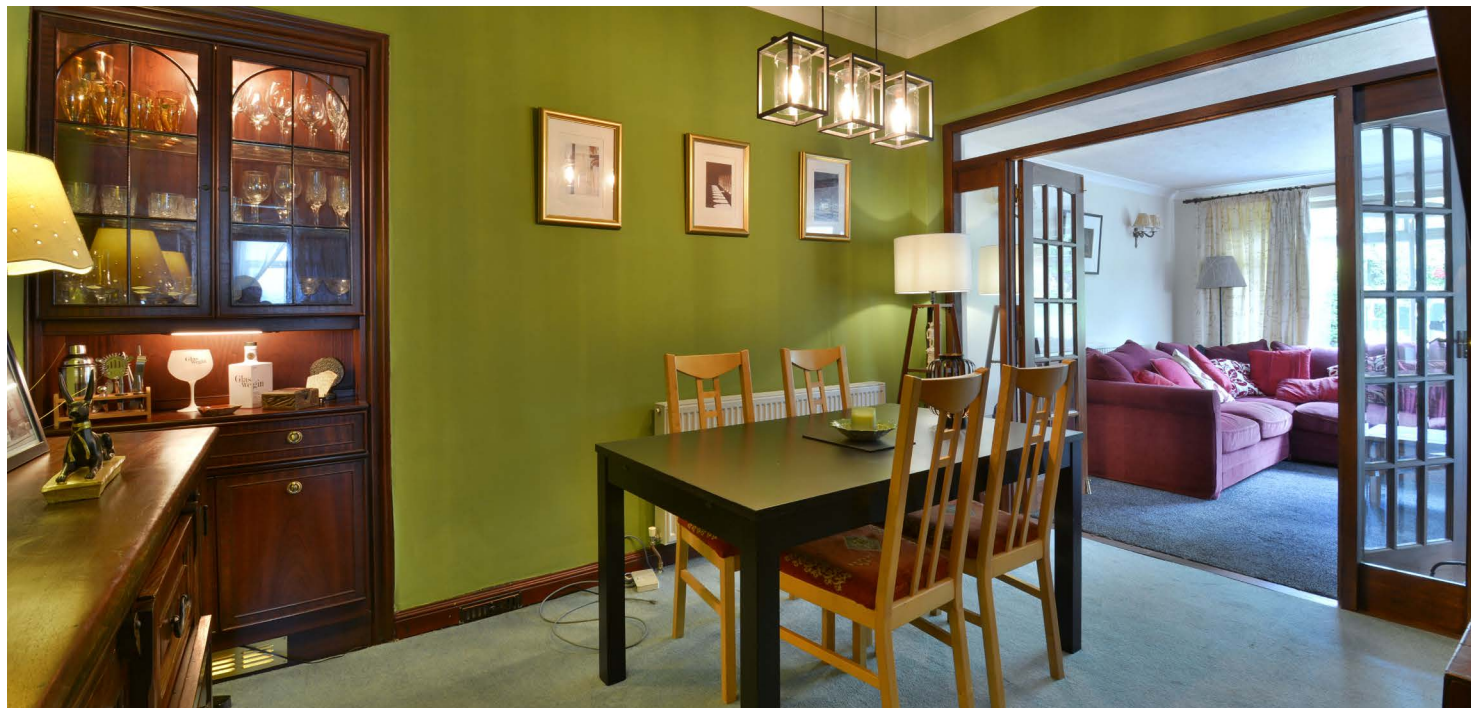
2 | PUBLIC ROOMS

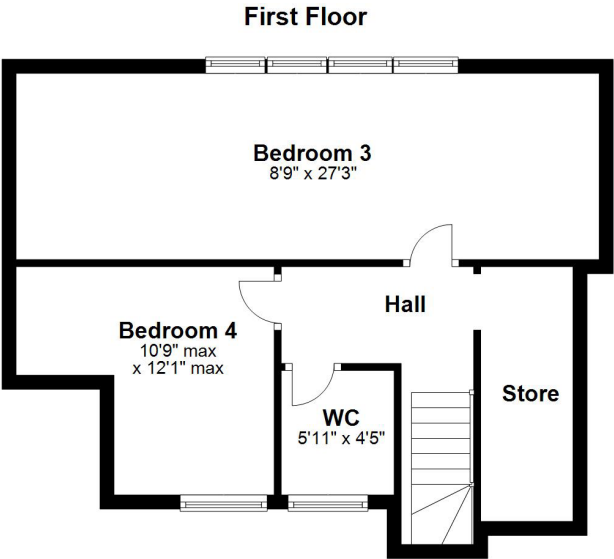
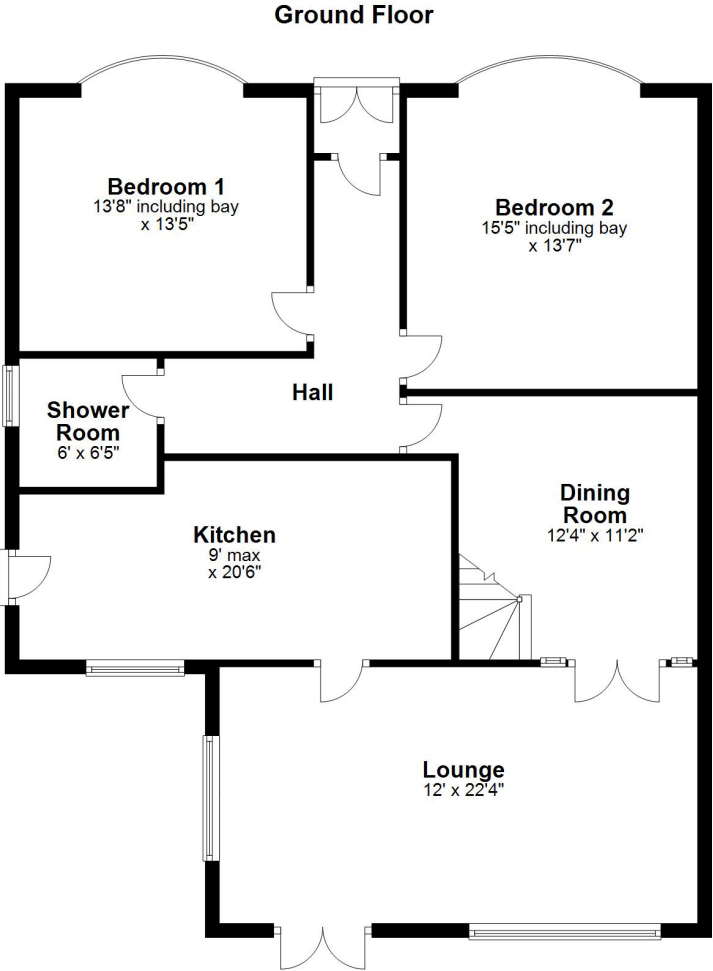
A lovely, extended traditional detached bungalow offering flexible accommodation of six apartments with beautiful mature gardens in the hamlet of Brookfield.

This charming home offers flexible family living in the popular hamlet of Brookfield nestling in picturesque west Renfrewshire. Commuters will appreciate the proximity to the A737 dual carriageway allowing travel to Glasgow International Airport and the M8 motorway to Glasgow city centre. Johnstone Rail station has regular services to Glasgow Central and the Clyde coast.

The flexible layout is enhanced by the large extension on the rear elevation and the accommodation extending into the former attic level. The vestibule opens into the reception hallway and there are two ground floor bedrooms with bay windows to the front. The dining room has a stair to the first floor and twin glazed doors to the spacious lounge. This is located in the extension and has pleasant views over the mature rear garden. The kitchen has fitted furniture with integrated appliances and a breakfast bar area. The tiled shower room includes a wc, wash basin, bidet and shower. The first floor has two further bedrooms, a large store cupboard and a recently upgraded wc. The specification includes gas fired central heating and double glazing.

This home is positioned on the eastern side of Victoria Road on the edge of Brookfield and backs onto a screen of trees and farmland. The front garden is screened by hedgerow with a lawn and a gravel driveway extending along the gable to a detached timber garage in the rear garden. The stunning rear garden is landscaped with several terrace areas to enjoy outside dining overlooking well stocked display beds and a central lawn. A variety of shrubbery lines the rear lawn with a mature hedgerow along the boundary. There is a timber shed, vegetable plot and a gravel patio area along the rear boundary.





Brookfield is a much sought after location as it is tranquil and rural yet within easy commuting distance of Glasgow and beyond. Brookfield offers the benefit of village lifestyle and remains convenient for the A737 Bypass allowing travel to North Ayrshire as well as access to the M8 motorway towards Glasgow Airport, INTU Retail Park and beyond.

BW2087 | Sat Nav: 22 Victoria Road, Brookfield PA5 8TZ

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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