



# 16 VICTORIA ROAD

## BROOKFIELD

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#### 4 | BEDROOMS

#### 2 | BATHROOMS

#### 3 | PUBLIC ROOMS

**A beautifully presented and extended four bedroom, three reception room stone fronted semi detached villa set in manicured landscaped gardens within the sought after hamlet of Brookfield.**

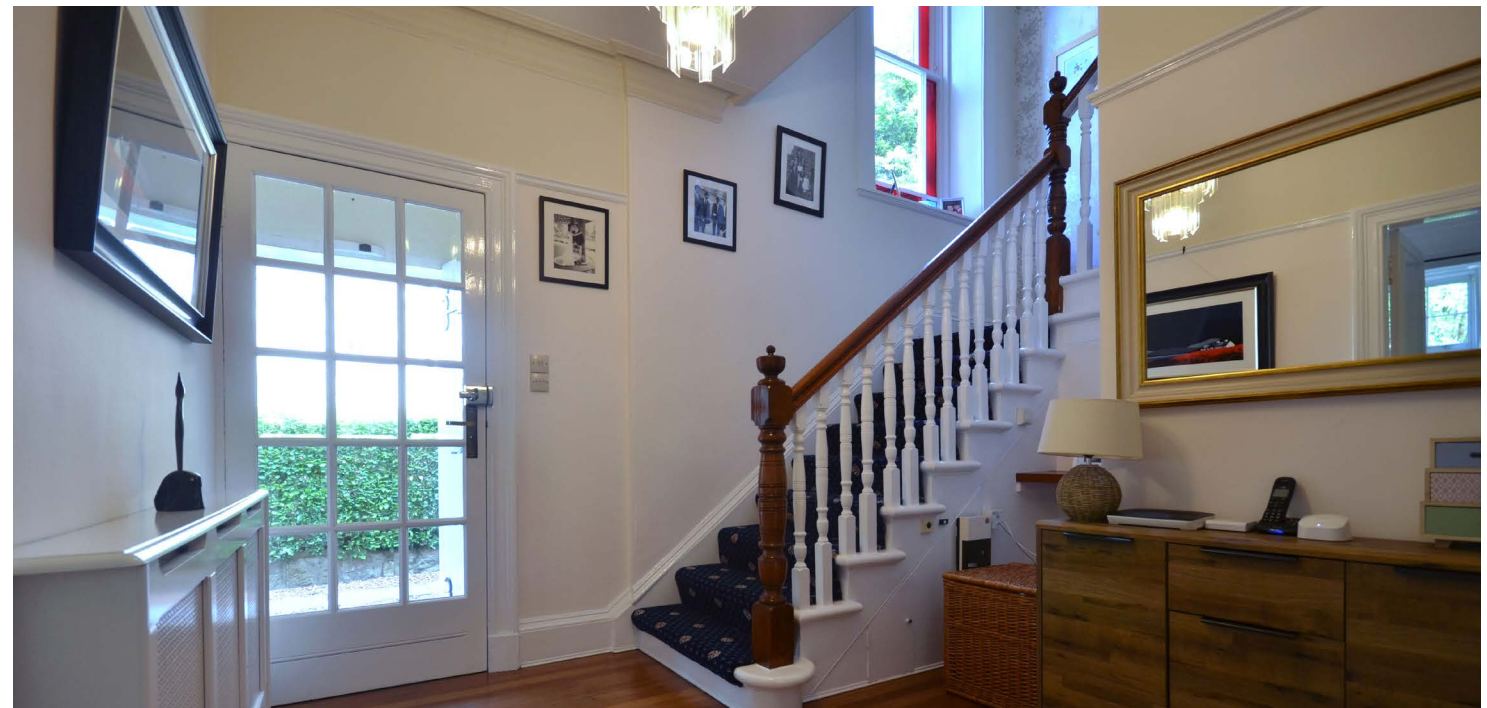
Number 16 Victoria Road is an immediately impressive larger styled traditional semi detached villa commanding large level gardens within this sought after Brookfield address. Brookfield is a peaceful Hamlet in West Renfrewshire found between Johnstone and Bridge of Weir and offers a tranquil, semi rural feeling but is in close proximity to the A737 with access to Glasgow City Centre and Glasgow Airport. The property has benefitted from a large rear extension, which offers spacious and highly flexible accommodation over two and a half levels and retains a wealth of original features whilst enjoying an upgraded and contemporary styled fitted kitchen, family bathroom and shower room. Credit to the current owners who have maintained the property meticulously well in their time of ownership leaving the lucky buyer to enjoy a truly wonderful home.

The property occupies a spacious plot and is set back from the roadside with mature trees and hedgerow. An extensive driveway runs along the property and leads to a large detached garage in the rear garden. The rear garden itself has a spacious flagstone patio and an area of lawn thereafter with an abundance of mature trees, plants and shrubs. The rear garden is fully enclosed and backs onto a field which aids in privacy and enhances the rural feel.

The accommodation comprises of an entrance vestibule accessed through striking ornate double doors and leading into a broad and welcoming reception hallway. The lounge has a gas fire at the focal point of the room and a large bay window overlooking the gardens to the front. Adjacent to the lounge is the dining room which has a very large built in cupboard and is semi open to the kitchen which is complete with granite worktops adorning stylish gloss units, integral appliances and a further large cupboard. Accessed from the dining room/kitchen is the family room extension which is bathed in light from Velux windows and offers excellent further public accommodation. There is a further versatile room on the downstairs level, currently used as a home office however it could be a sizeable downstairs bedroom if required.

An ornate balustrade follows the broad stairwell which leads up to the half landing where a stunning tiled shower room is found and returns to the upper level of the property. On this level there are three double bedrooms. The principle has a bay window formation following the contour of the lounge below. There is a family bathroom with stylish tiles matching the shower room and a fitted bath with shower above.

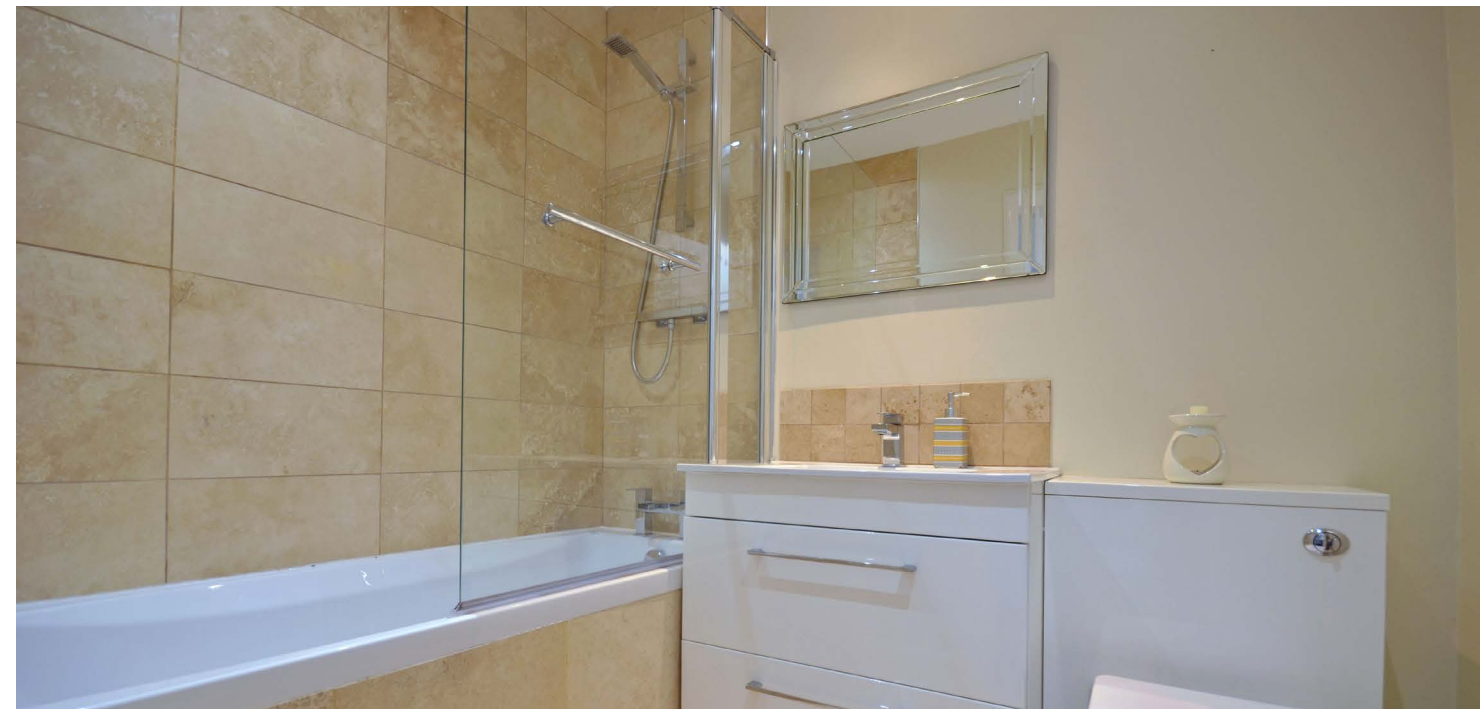




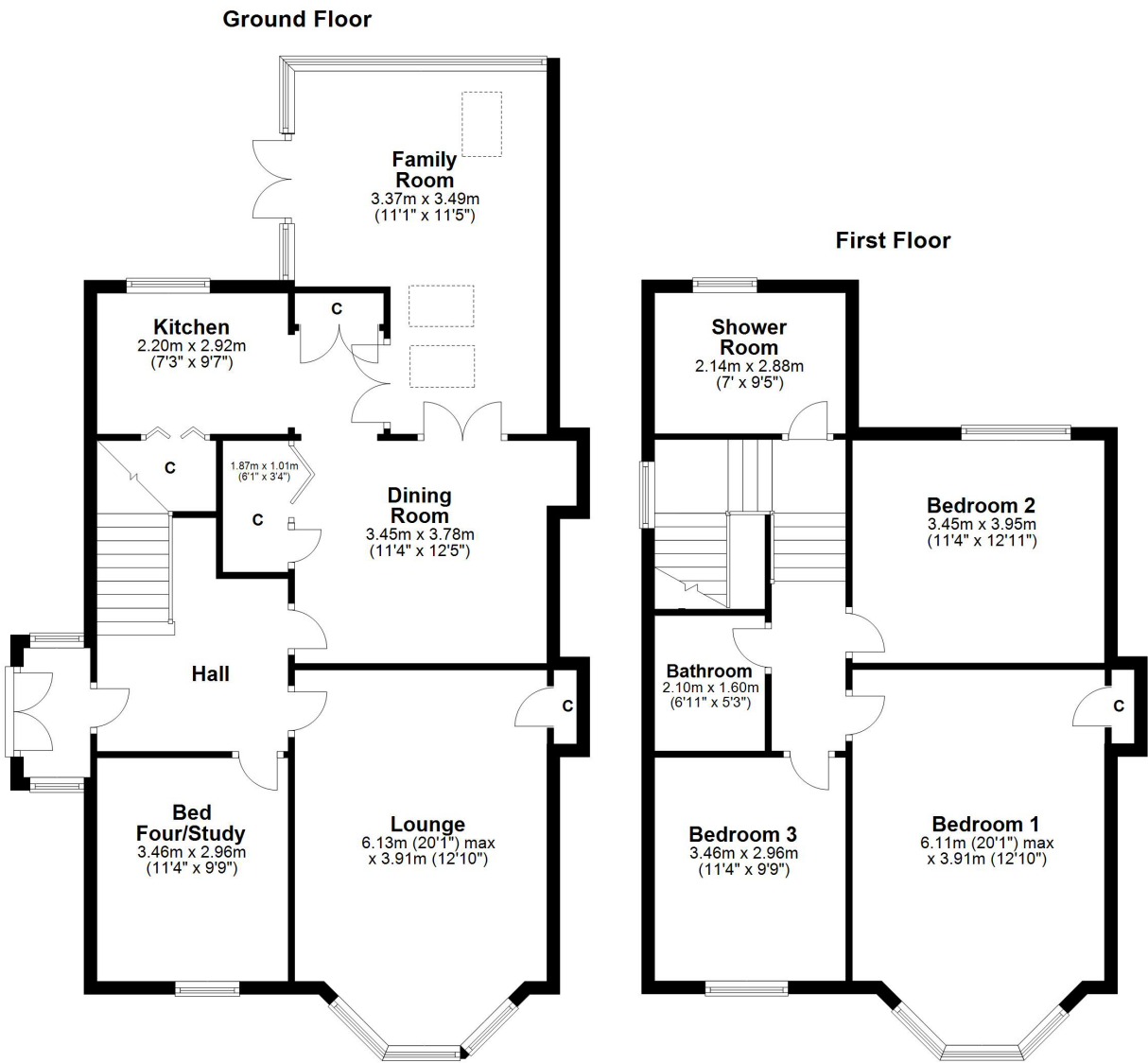












Brookfield is a much sought after location as it is tranquil and rural yet within easy commuting distance of Glasgow and beyond. Brookfield offers the benefit of a village lifestyle and remains convenient for the A737 Bypass allowing travel to North Ayrshire as well as access to the M8 motorway towards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

**BW2101** | Sat Nav: 16 Victoria Road, Brookfield, PA5 8TZ

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





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