



18 VICTORIA ROAD
BROOKFIELD

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

An elegant traditional four bedroom detached villa offering spacious family living with fantastic mature gardens.

A charming traditional villa positioned in the popular west Renfrewshire hamlet of Brookfield, set within spacious gardens that offer privacy and back onto farmland. A popular location for commuters with good road links via the A737 to Glasgow International Airport and the M8 motorway to Glasgow. There are regular services from Johnstone rail station to both Glasgow Central station and the Clyde coast.

A stone detached property with a slate roof that offers accommodation of seven main apartments formed over two levels. The traditionally proportioned rooms feature high ceilings with ceiling coving and cornicing, an elegant stairwell lit by an ornate stained leaded window and a feature fireplace in the lounge. The 'Poggenpohl' German fitted kitchen features a breakfast bar area and integrated appliances. A French door opens from the dining room to a lovely covered outdoor terrace, perfect for morning coffee. The front facing windows, bedroom 3 and family bathroom have replacement double glazing with traditional single glazing to the remaining rooms. A gas fired central heating system operates over the ground floor and upstairs family bathroom. There is a spacious tandem garage.

A storm door opens into the welcoming reception hall with a stair to the upper floor and a rear hall leading to a cloakroom/wc and an understairs store cupboard. The lounge is a bright room with a front facing bay window and twin doors to the dining room which has access to a covered outside terrace. The family room is a charming apartment with a sliding door to the kitchen. The fitted kitchen features extensive storage with ample work surface and integral appliances. There is a utility room with a store and a rear door to the gardens.

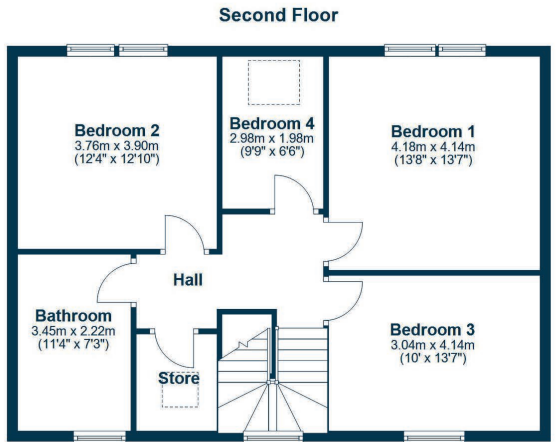
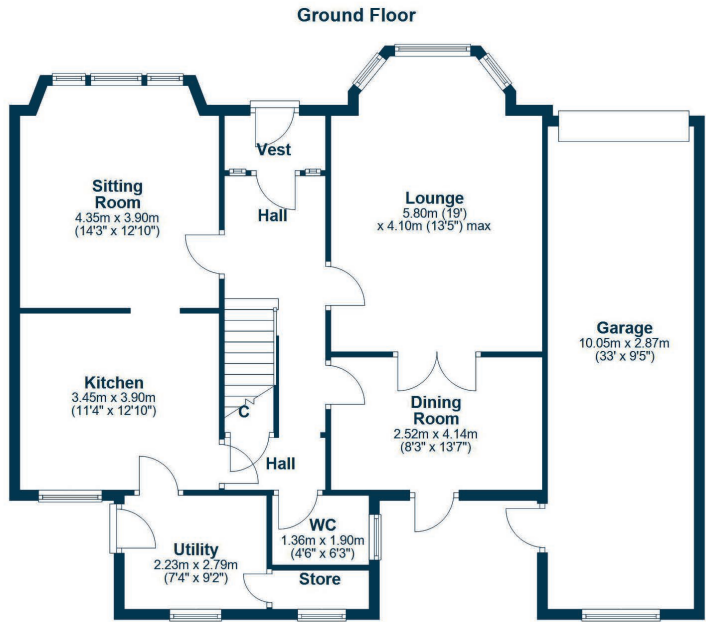
The upper floor has a spacious central hallway with a storeroom. The principal bedroom is a large double room with fitted bedroom furniture and twin front facing windows. There are two further double bedrooms and a fourth single bedroom, currently configured as a study. The family bathroom has a corner bath with a shower positioned over, a wc and a wash basin.

The property is positioned on the eastern side of Victoria road with a front garden that features a vehicular entrance to a gravel driveway providing parking and access to the tandem garage. There is a separate pedestrian entrance, a lawn with a path and gate to the enclosed rear gardens. The rear gardens are very spacious and offer a fantastic private space for families or the keen gardener. They are screened by mature trees and shrubbery with a rear hedgerow boundary to adjacent farmland. There is a covered patio area ideal for outdoor dining, a central lawn, and an additional rear patio seating area.









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.

BW2694 | Sat Nav: 18 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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