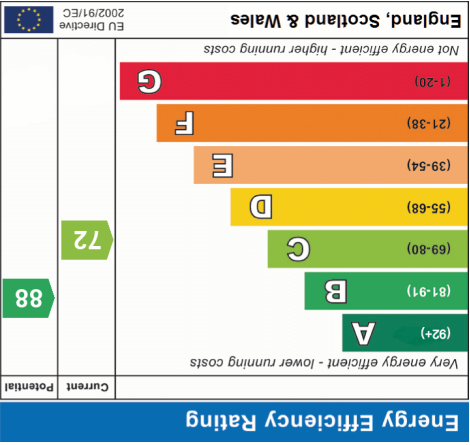
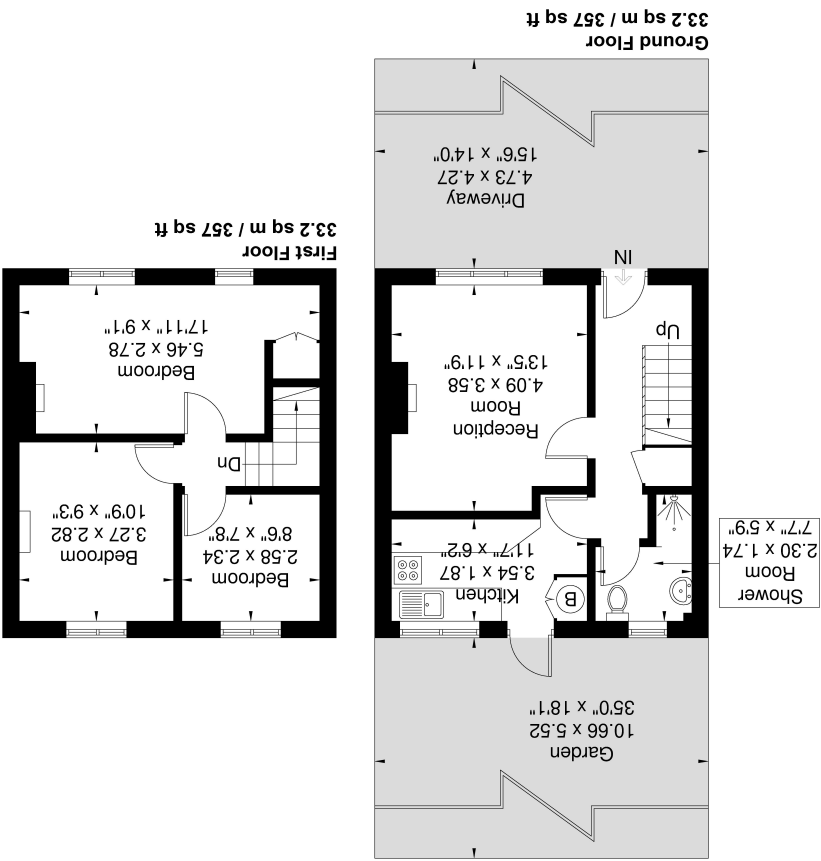




Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Approximate Gross Internal Area = 66.4 sq m / 714 sq ft



34 Bordars Road, London. W7 1AF.

£490,000

Offered to the open market for the very first time! This three bedroom family home is situated in a prime location on the Cuckoo conservation area, within a short walk to day to day shops on the Greenford Avenue as well as multiple bus routes to Ealing Broadway and beyond.

The property is in need of updating, however benefits from gas central heating, double glazing and a private South facing garden to the rear. In brief the home consists of lounge, kitchen, downstairs shower room and three double bedrooms upstairs. The property also lends itself to further development with potential to extend to the rear and into the loft (subject to usual planning permissions).

Reception

13' 5" x 11' 9" (4.09m x 3.58m) Front aspect double glazed window, gas fire, radiator

Kitchen

11' 7" x 6' 2" (3.53m x 1.88m) Rear aspect double glazed window and door, range of basic eye and base level units, single drainer sink, gas cooker point, plumbing and space for washing machine, radiator

Shower Room

Rear aspect double glazed window, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls

Bedroom 1

17' 11" x 9' 1" (5.46m x 2.77m) Two front aspect double glazed window, radiator

Bedroom 2

10' 9" x 9' 3" (3.28m x 2.82m) Rear aspect double glazed window, radiator, feature fireplace

Bedroom 3

8' 6" x 7' 8" (2.59m x 2.34m) Rear aspect double glazed window, radiator

Garden

South facing. Mainly laid to lawn

