

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	88
Potential	72

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Bordars Road  
 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

