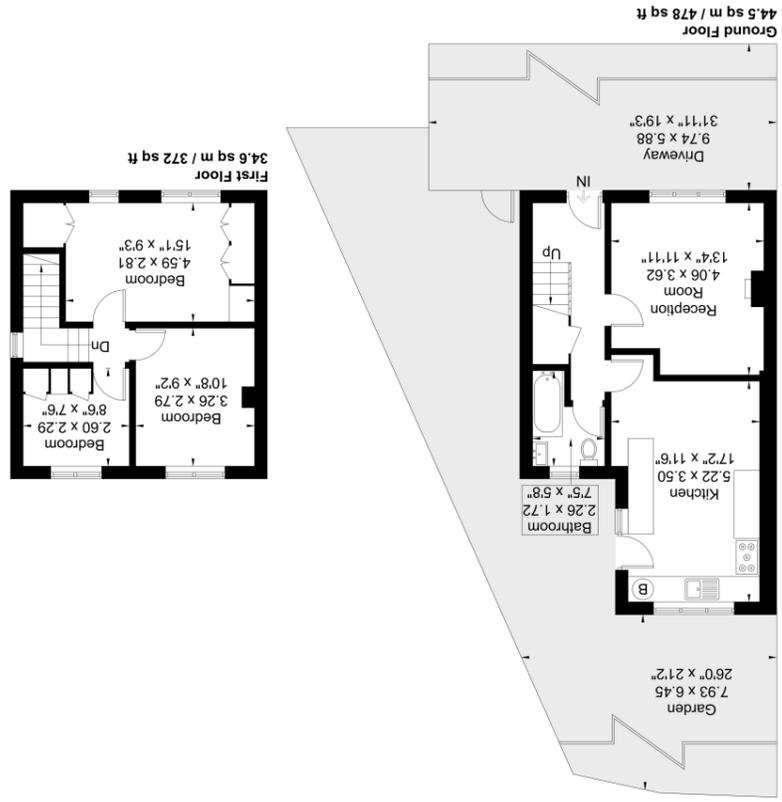


England, Scotland & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
	64
	84

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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Benham Road
 Approximate Gross Internal Area = 79.1 sq m / 851 sq ft



27 Benham Road, London. W7 1AQ.

£650,000

Situated on a popular residential road in the heart of the Cuckoo area of Hanwell, this attractive three-bedroom semi-detached home offers an exciting opportunity for families and buyers looking to secure a property with genuine long-term potential. Extending to approximately 851 sq ft (79.1 sq m), the house combines well-proportioned accommodation, private off-street parking and a generous rear garden, but most importantly presents a rare opportunity to extend significantly to the side (subject to the usual planning permissions), something that is increasingly difficult to find in this location.

The ground floor comprises a welcoming entrance hallway leading through to a bright and comfortable reception room positioned to the front of the house, featuring a bay window and fireplace that create a warm and inviting living space. To the rear, the spacious kitchen offers excellent dimensions for everyday family living and dining, with direct access out to the garden. There is also a ground floor family bathroom. The layout works well as it stands, yet also lends itself perfectly to reconfiguration and enlargement, particularly given the width and positioning of the plot.

Upstairs, the first floor provides three bedrooms including a generous principal bedroom with fitted storage, a second well-proportioned double bedroom and a third bedroom ideal as a nursery, home office or child's room. The rooms are well balanced and filled with natural light, creating a practical layout for modern family life. Externally, the property benefits from a private driveway providing off-street parking to the front. To the rear is a good-sized garden incorporating a decked entertaining area and lawn, offering space for outdoor dining, children's play or further landscaping. The overall plot configuration is what truly sets this home apart.

The wide side space presents exceptional potential to extend to the side and potentially to the rear or upwards (subject to planning permission), allowing a buyer to substantially increase the footprint and create a much larger, open-plan kitchen family room or even additional bedroom accommodation. Opportunities of this nature are rare within West Ealing and represent a compelling prospect for those seeking to add value and create a long-term family home. The location is another major advantage.

Benham Road is well positioned for excellent transport connections, with Hanwell Station within easy reach providing access to the Elizabeth Line. This offers fast and direct routes into Paddington, Bond Street, Tottenham Court Road, Canary Wharf and Heathrow Airport, making it highly attractive for commuters and continuing to underpin strong demand in the area. Ealing Broadway is also nearby, offering a wide range of shops, restaurants, cafés and amenities, along with additional Underground and National Rail services.

Families will appreciate the proximity to a number of highly regarded local schools including Fielding Primary School, Oaklands Primary School, St John's Primary School and Elthorne Park High School, all of which contribute to the area's popularity among buyers looking to settle long term. This is a home that offers immediate comfort while also presenting outstanding scope for enhancement. With private parking, a generous garden, strong transport links via the Elizabeth Line and, crucially, rare side extension potential, it represents an exceptional opportunity in a sought-after Hanwell location.

Reception Room

13' 4" x 11' 11" (4.06m x 3.63m)

Kitchen / Diner

17' 2" x 11' 6" (5.23m x 3.51m)

Bathroom

7' 5" x 5' 8" (2.26m x 1.73m)

Bedroom 1

15' 1" x 9' 3" (4.60m x 2.82m)

Bedroom 2

10' 8" x 9' 2" (3.25m x 2.79m)

Bedroom 3

8' 6" x 7' 6" (2.59m x 2.29m)

