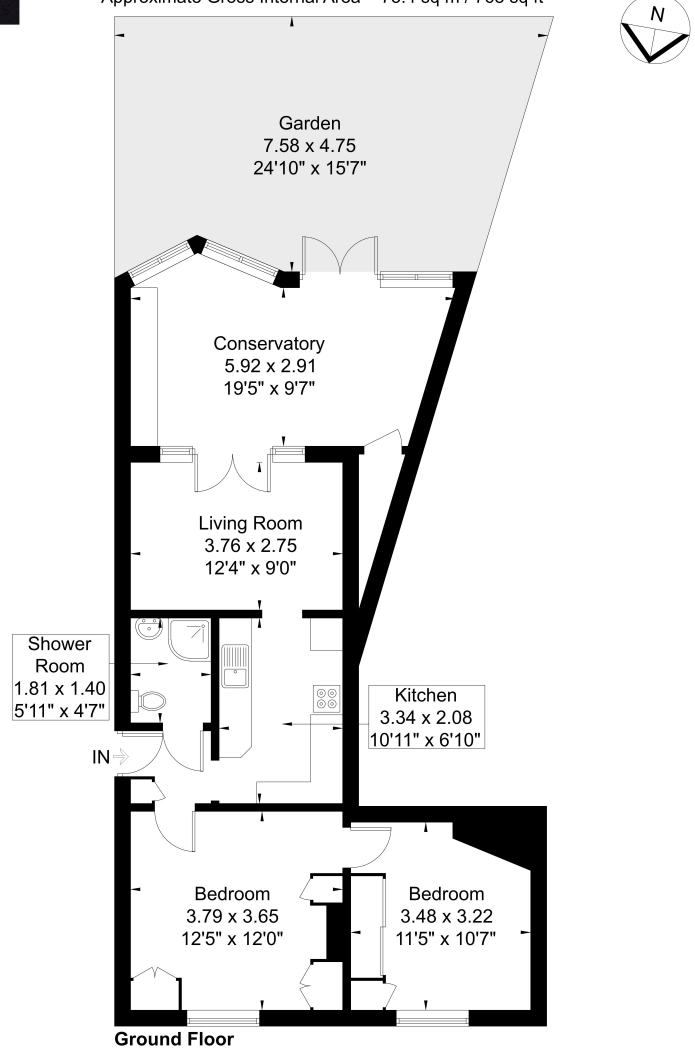
46 Bordars Road, Hanwell, London. W7 1AF.

£330,000



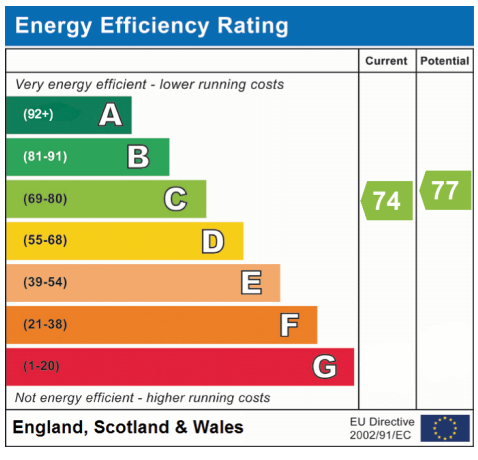
Bordars Road

Approximate Gross Internal Area = 73.4 sq m / 768 sq ft



Ground Floor

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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Situated on the well-regarded Borders Road in Hanwell, this spacious two-bedroom ground floor property offers a fantastic opportunity for buyers seeking a well-proportioned home with private outdoor space in a convenient West London location.

Offered to the market with no onward chain, the property is ideal for first-time buyers, downsizers or investors. The property offers approximately 73.4 sq m (around 768 sq ft) of internal accommodation arranged across the ground floor, with a practical and comfortable layout. Upon entering, a welcoming hallway leads to two well-sized bedrooms positioned toward the front of the property, both offering generous proportions and plenty of natural light.

The living room provides a bright and comfortable space for everyday living and leads through to a large conservatory spanning the rear of the property. This additional space enhances the sense of openness and is ideal for dining, entertaining or enjoying views of the garden. The separate kitchen offers ample storage and workspace, with potential for buyers to update or personalise. A shower room is conveniently located off the hallway.

A key feature of the property is the private rear garden, providing valuable outdoor space for relaxing, gardening or outdoor dining.

The location is also well suited to families due to the number of well-regarded schools in the surrounding area. Several popular primary and secondary schools are within easy reach, making the property particularly appealing for buyers looking to settle in a family-friendly neighbourhood.

Transport links are excellent, with a number of regular bus routes nearby providing convenient connections to Ealing, Southall and surrounding areas. Hanwell Station, served by the Elizabeth Line, is also easily accessible and offers fast and direct journeys into Central London including Paddington, Bond Street, Tottenham Court Road and Canary Wharf. This outstanding connectivity has significantly increased the area's popularity with commuters.

Combining generous internal space, a private garden, strong transport links and a sought-after Hanwell location, this chain-free property presents a fantastic opportunity to acquire a well-balanced home in one of West London's increasingly desirable residential areas.

Reception

12' 4" x 9' 0" (3.76m x 2.74m)

Conservatory

19' 5" x 9' 7" (5.92m x 2.92m)

Bedroom

11' 5" x 10' 7" (3.48m x 3.23m)

Bedroom

12' 5" x 12' 0" (3.78m x 3.66m)

Bathroom

5' 11" x 4' 7" (1.80m x 1.40m)

Kitchen

10' 11" x 6' 10" (3.33m x 2.08m)

Garden







