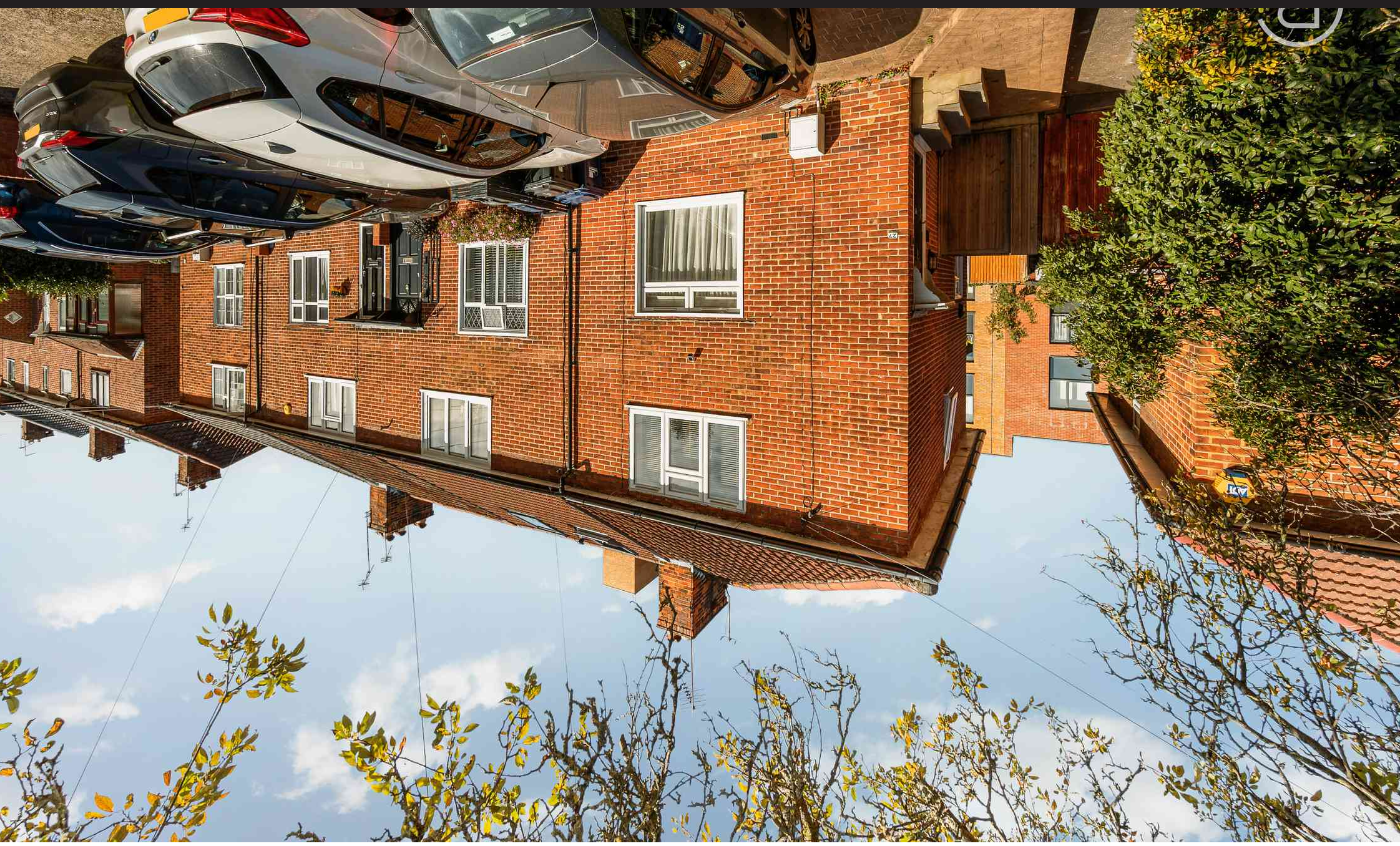
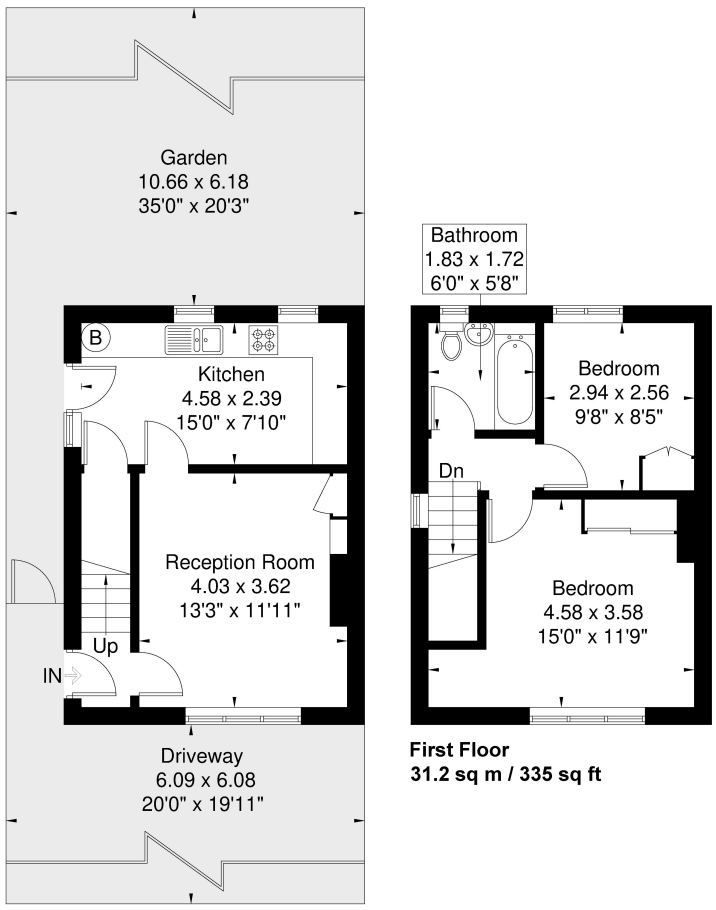
27 Templeman Road, Hanwell, London. W7 1AS.

£469,000



Templeman Road

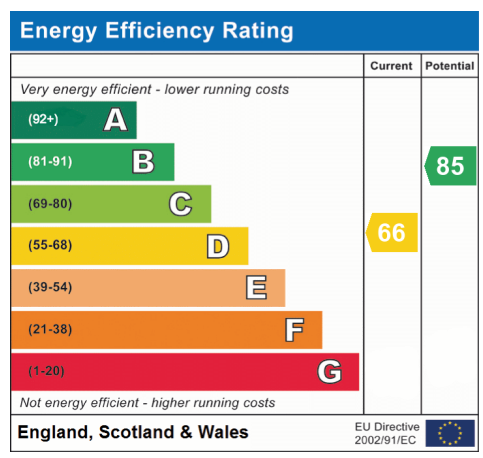
Approximate Gross Internal Area = 62.6 sq m / 672 sq ft



Ground Floor
31.4 sq m / 337 sq ft

First Floor
31.2 sq m / 335 sq ft

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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Offered to the market with no onward chain, this attractive end of terrace home is presented in good decorative order throughout and is ready to move straight into. Tucked away in a quiet, residential pocket of Hanwell, the property offers surprisingly generous accommodation — a well-proportioned reception room, separate fitted kitchen, two genuine double bedrooms and a family bathroom.

The ground floor opens into a bright reception room, a comfortable family space with a feature fireplace and coving for a classic feel, flowing into the adjacent kitchen/breakfast room that runs the full depth of the house. The kitchen has tiled flooring, and a side door opening directly onto the garden.

Upstairs, the principal bedroom (15'0" x 11'9") has fitted mirrored wardrobes, and the second double bedroom works equally well as a child's room, office or guest room. The fully tiled family bathroom has a shower over the bath.

To the rear, the property enjoys a private, fenced garden fully enclosed and secure, with a paved seating area, a lawned section, timber decking and a garden shed. It's ready for play equipment, outdoor dining or a future landscaping project.

To the front, the property has the rare benefit of its own driveway with off-street parking for two cars in W7 is a genuine asset and removes the permit-hunting that blights so much of the borough.

Hanwell is one of West London's great value stories — leafy, community-minded, and transformed in recent years by the arrival of the Elizabeth line. Hanwell station is just moments away, offering direct services to Bond Street in around 20 minutes, with Paddington, Canary Wharf and Heathrow all easily reachable — a genuine game-changer for commuters.

Lounge (Reception)

13' 3" x 11' 11" (4.04m x 3.63m)

Kitchen

15' 0" x 7' 10" (4.57m x 2.39m)

Bathroom

6' 0" x 5' 8" (1.83m x 1.73m)

Bedroom One

15' 0" x 11' 9" (4.57m x 3.58m)

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

Garden







