

BORDARS ROAD, HANWELL



£535,000

Tuffin & Wren are delighted to offer this well-presented 1930s corner property, ideally situated within a popular and convenient conservation area. While the property would benefit from some cosmetic updating, the current owners have undertaken improvements including a new roof, replacement windows & doors etc and it now offers light and spacious living accommodation in a sought-after location, just minutes from many amenities. The home features two generous double bedrooms, a bright, airy reception room and a separate kitchen. Further benefits include a modern ground-floor shower room and the pretty, paved rear garden with large shed and (north) westerly aspect. The garden also provides access to a very useful detached garage, approached via Greatdown Road.

TUFFIN & WREN

Independent Estate Agents



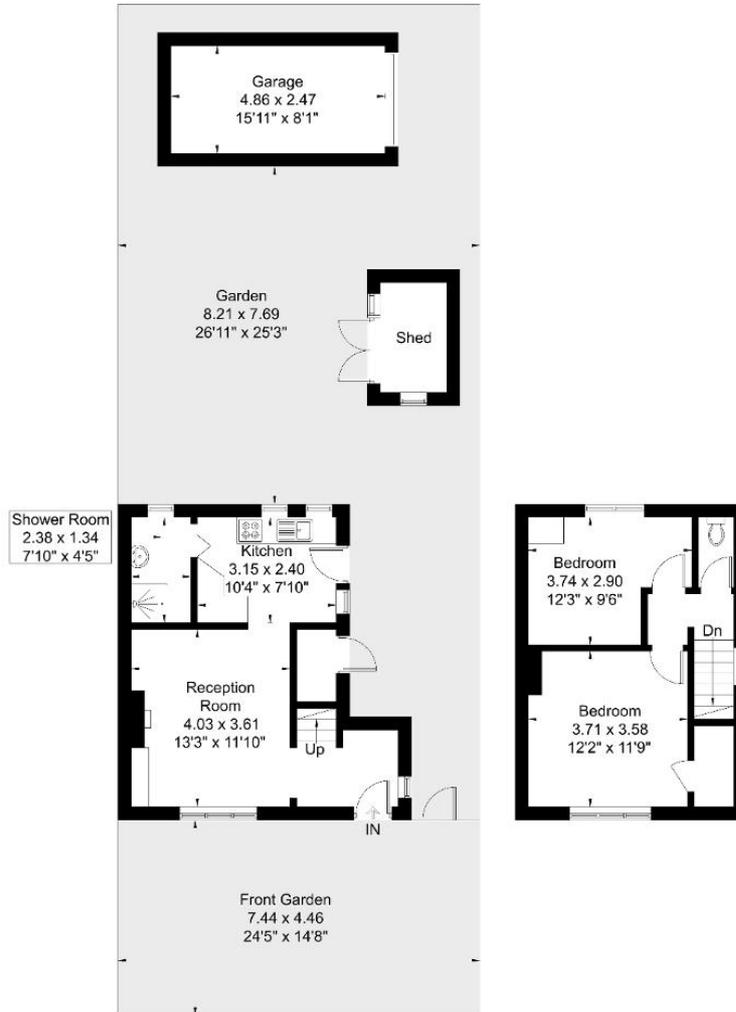
Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Bordars Road

Approximate Gross Internal Area = 65.5 sq m / 704 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 77.3 sq m / 831 sq ft



Ground Floor
34.2 sq m / 368 sq ft

Garage
11.8 sq m / 127 sq ft

First Floor
31.3 sq m / 336 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		