



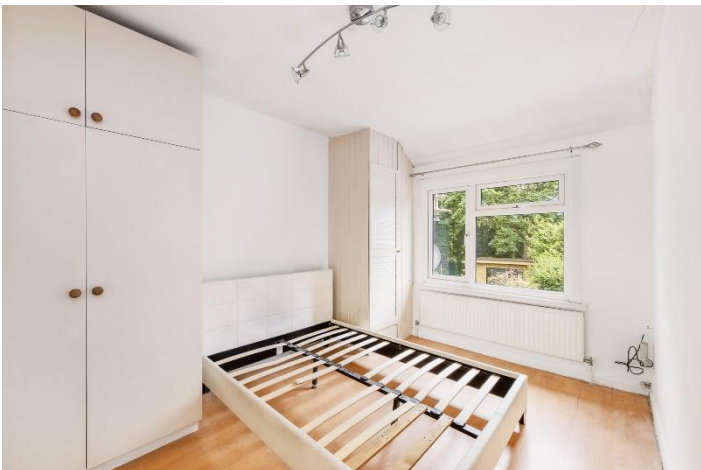
£750,000

Studland Road, Hanwell, W7



- 4 Bedrooms
- Off Street Parking
- Semi Detached
- Overlooking Golf Course
- South Facing Garden
- Chain Free

An extended, chain free, 4 bedroom, semi-detached, family home with parking backing onto the 3rd green at Brent Valley Golf course. The ground floor offers entrance hall, front lounge, guest WC, dining room and extended kitchen with doors out to the south facing garden. On the first floor are 2 double bedrooms, larger than average single bedroom and family bathroom. The top of the house incorporates a spacious dormer loft conversion with storage and shower room. Further Benefits include side access, off street parking to the front, fantastic views of Brent Valley Golf Course, large south facing rear garden with useful office/studio. Studland Road is ideal for Hanwell (Crossrail) and Castle Bar (GWR) stations, conveniently located for popular high schools and primary schools, the popular Bunny Park and Hanwell Zoo, local shops, good bus routes and excellent road networks.



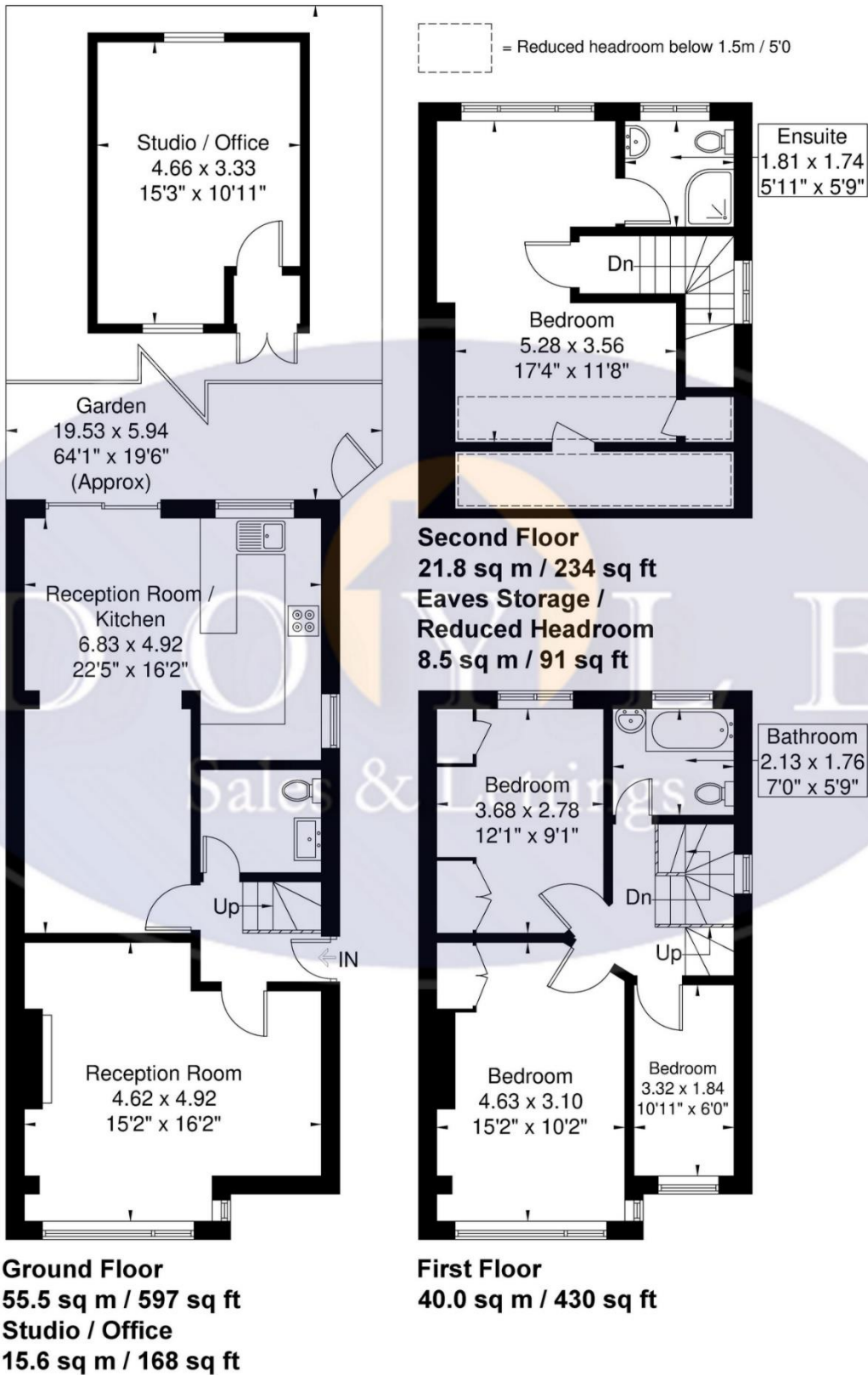
Studland Road W7 3QU

Approximate Gross Internal Area = 117.3 sq m / 1262 sq ft

Eaves Storage / Reduced Headroom = 8.5 sq m / 91 sq ft

Studio / Office = 15.6 sq m / 168 sq ft

Total = 141.4 sq m / 1522 sq ft

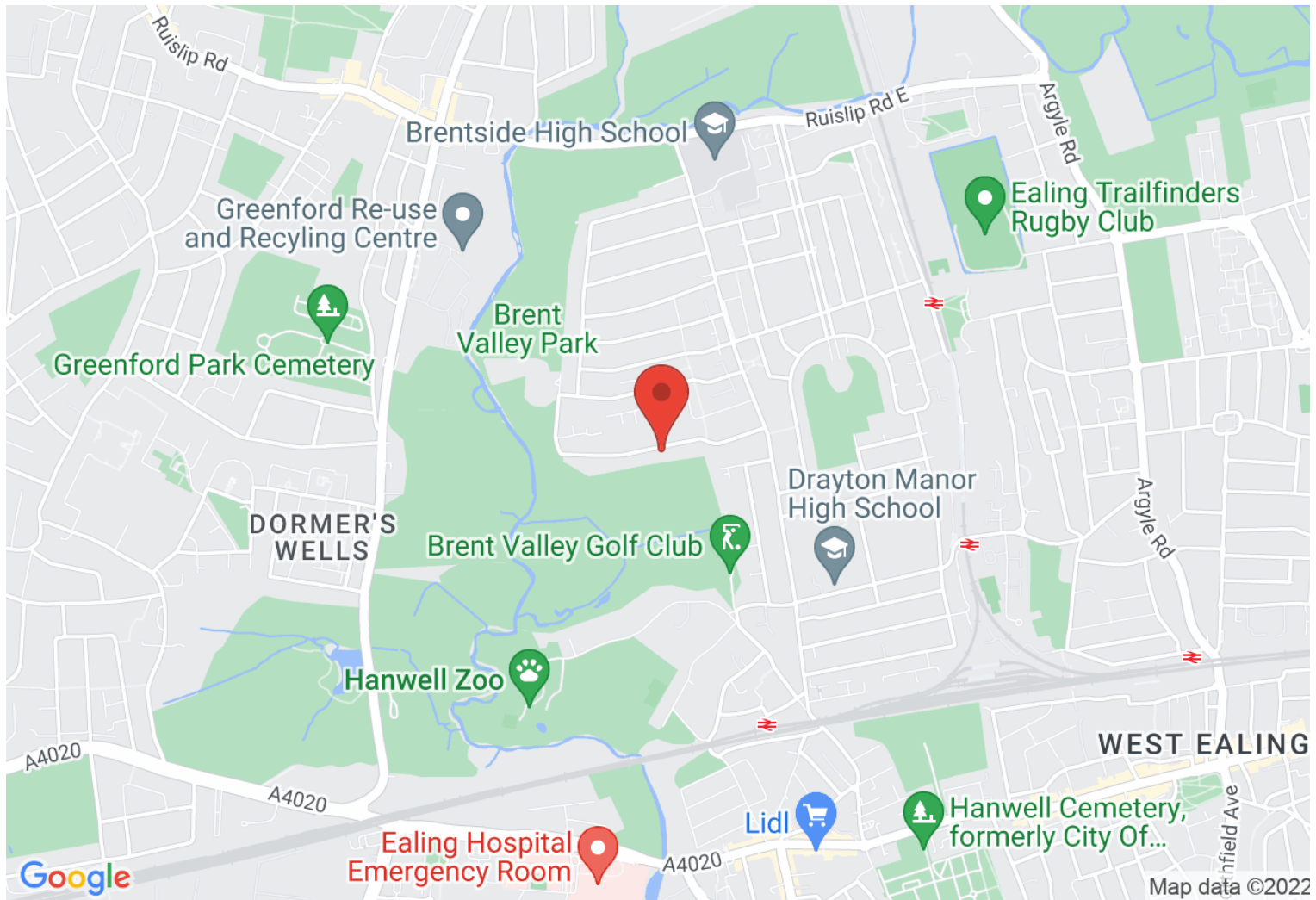


Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

© www.perspective.co.uk

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

