



£650,000

Studley Grange Road, Hanwell, W7



- 3 Bedrooms
- En Suite Bathroom
- South Facing Garden
- Excellent School Catchment
- 2 Reception Rooms
- Chain Free

A chain free, extended, 3 bedroom, brick fronted, Victorian family home, in popular Olde Hanwell close to the canal. The accommodation comprises bay fronted reception room, dining room, kitchen and access to the rear garden. On the first floor there are 2 double bedrooms with the one at the rear boasting an en suite bathroom. The loft conversion hosts another double bedroom, eaves storage and shower room. Further benefits include chain free, front garden and south facing rear garden. Studley Grange Road is situated close to the Grand Union Canal, in a great school catchment area and within easy access of Hanwell station (Elizabeth line), Boston Manor station (Piccadilly), bus routes, road networks and great parks.

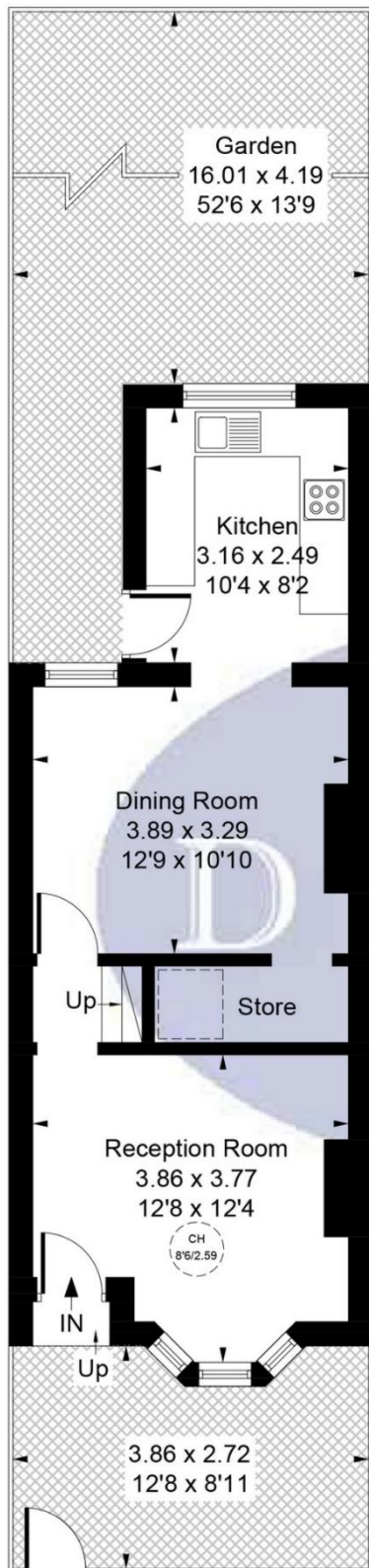


Studley Grange, W7 2LU

Approximate Gross Internal Area = 102.29 sq m / 1101 sq ft

Reduced Headroom & Eaves = 3.95 sq m / 43 sq ft

Total = 106.24 sq m / 1144 sq ft

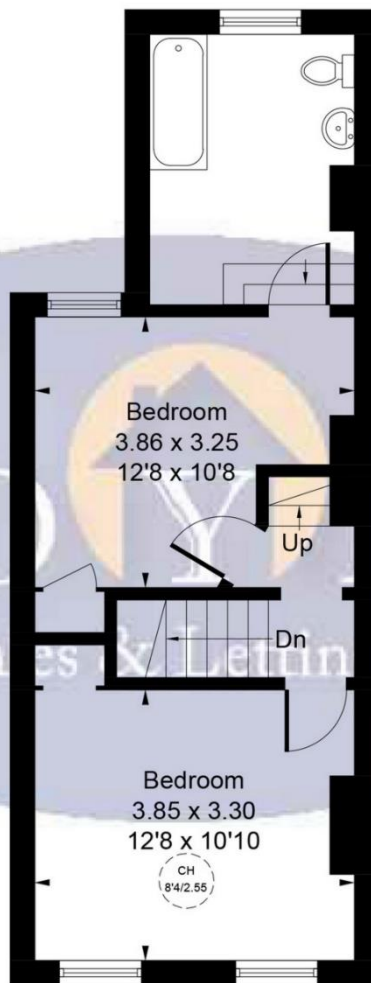


Ground Floor
38.71 sq m / 417 sq ft

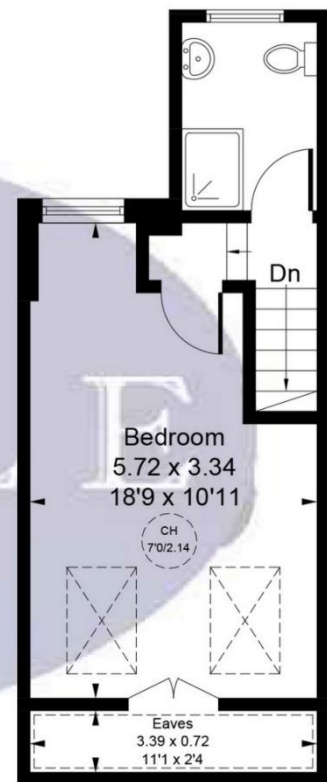
Reduced Headroom
0.80 sq m / 9 sq ft

CH = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0"



First Floor
39.24 sq m / 422 sq ft



Second Floor
24.34 sq m / 262 sq ft
Eaves
3.15 sq m / 34 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produces for Doyle Sales & Lettings

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 C

