



£650,000

Studley Grange Road, Hanwell, W7



- 3 Double Bedrooms
- 50 Ft South Facing Garden
- 2 Reception Rooms
- Master En Suite
- Excellent School Catchment
- Chain Free

Offering fresh neutral interiors throughout and newly carpeted is this well presented chain free, extended, 3 double bedroom, brick fronted, Victorian family home, in popular Olde Hanwell close to the canal. This property comprises bay fronted reception room, dining room, kitchen and access to the rear garden. On the first floor there are 2 double bedrooms, with one 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 large 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. Council Tax Band E

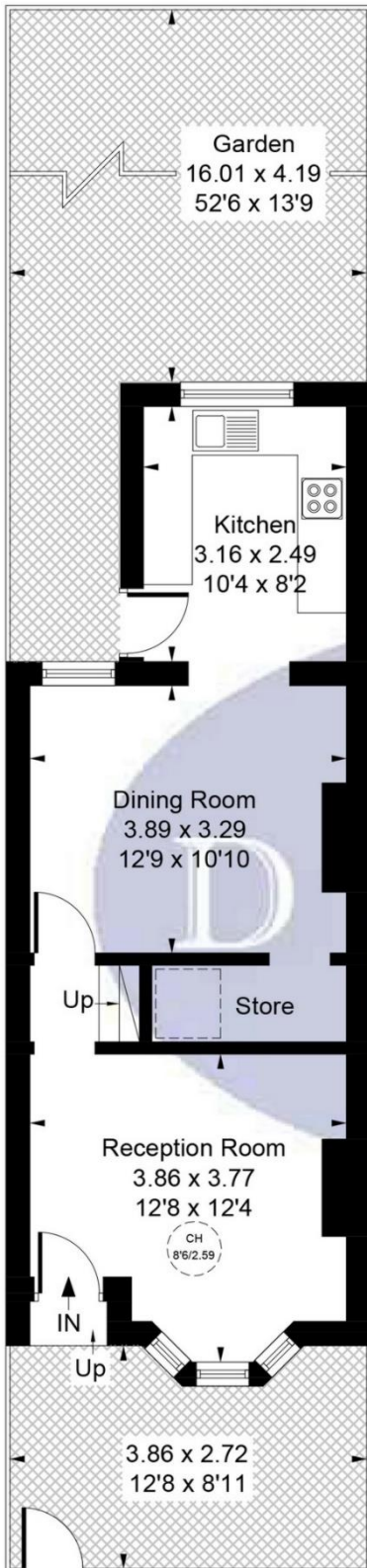


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Approximate Gross Internal Area = 102.29 sq m / 1101 sq ft

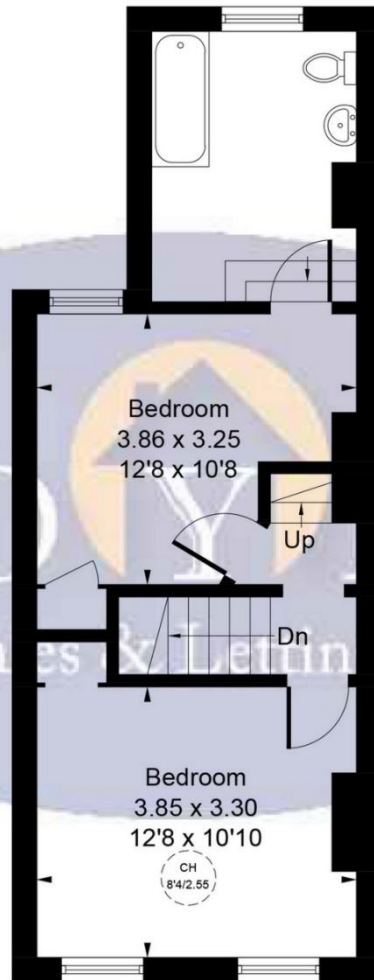
Reduced Headroom & Eaves = 3.95 sq m / 43 sq ft

Total = 106.24 sq m / 1144 sq ft

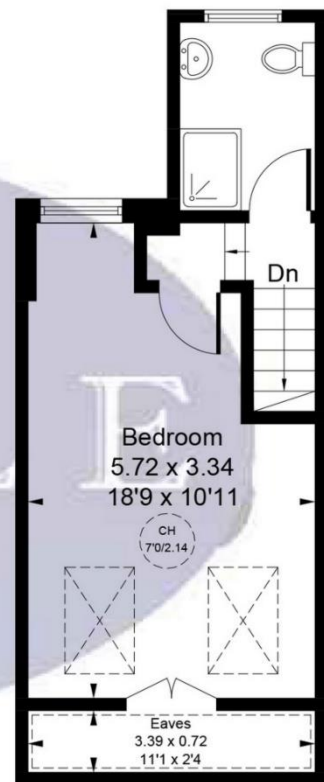


Ground Floor
38.71 sq m / 417 sq ft

Reduced Headroom
0.80 sq m / 9 sq ft



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.

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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EPC Rating C

