



## £625,000 Offers Over Studley Grange Road, Hanwell, W7



- 3 Bedrooms
- 2 Reception Rooms
- 90 Ft Private Garden
- Popular Olde Hanwell
- Opportunity To Extend
- Chain Free

Located in the heart of sought after Olde Hanwell, this attractive, brick-fronted, 3 bedroom, family home is offered to the market chain free. The ground floor features a bright front lounge, a dedicated dining room, and a generous kitchen. Upstairs, you'll find 2 double bedrooms, and a family bathroom. Externally, the property boasts a front garden and an enviable private 90ft rear garden. Studley Grange Road is situated in a prime school catchment, it is perfectly placed for the Elizabeth line (Hanwell), Piccadilly line (Boston Manor), bus routes, road networks, shops and the Grand Union Canal.

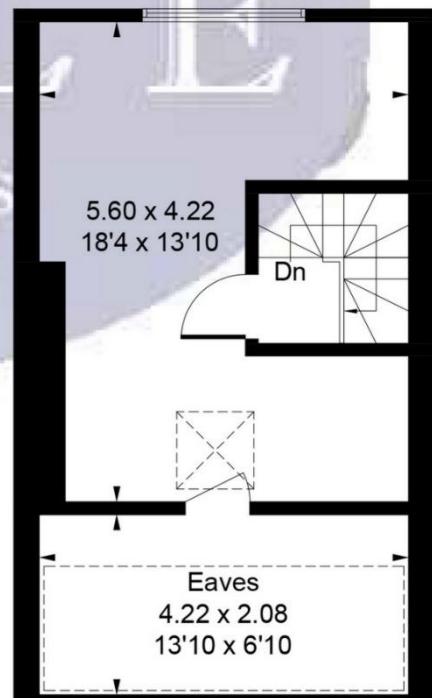
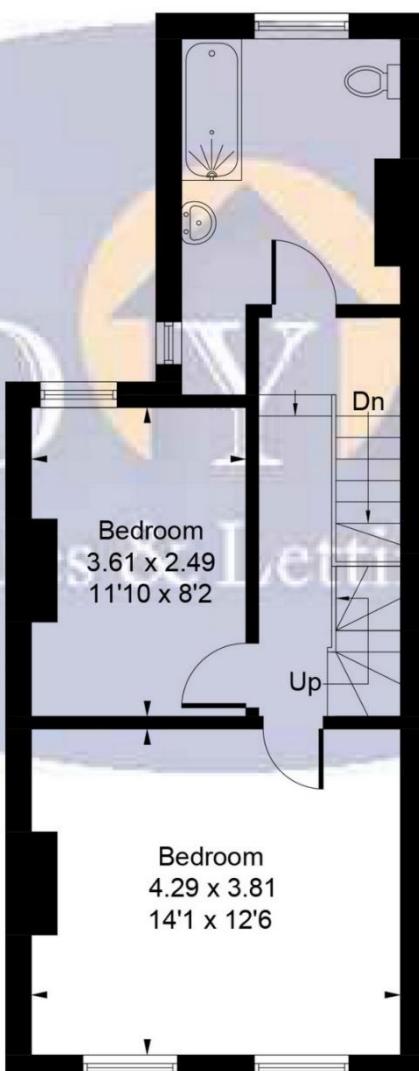
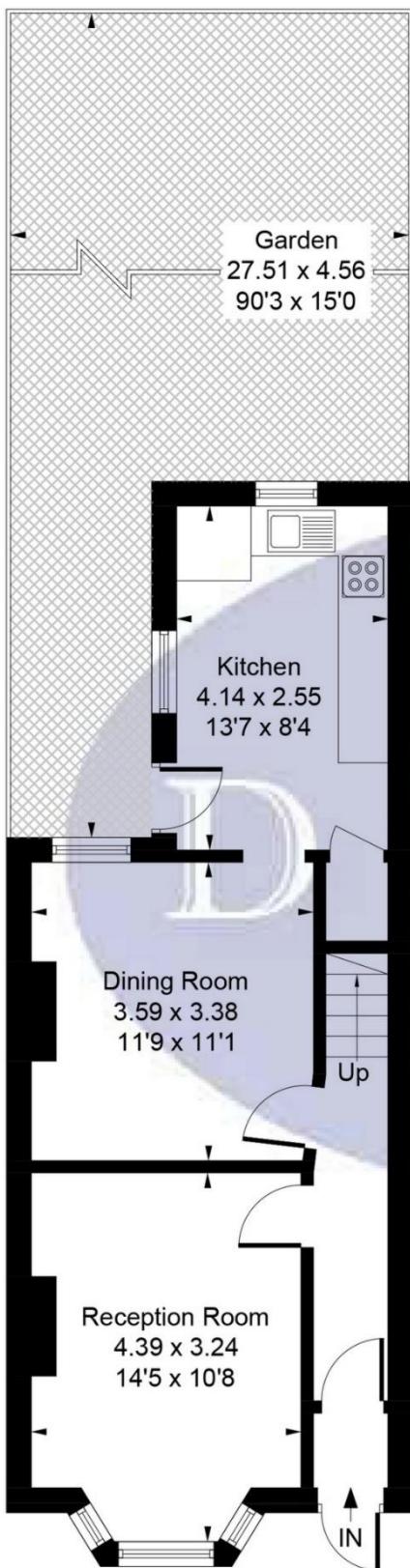


# Studley Grange Road, W7

Approximate Gross Internal Area = 112.34 sq m / 1209 sq ft

Reduced Headroom & Eaves = 9.67 sq m / 104 sq ft

Total = 122.01 sq m / 1313 sq ft



**Ground Floor**  
**44.83 sq m / 483 sq ft**

**First Floor**  
**43.43 sq m / 467 sq ft**

**Second Floor**  
**24.08 sq m / 259 sq ft**  
**Reduced Headroom & Eaves**  
**9.67 sq m / 104 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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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating G

