

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**Freehold / House - Terraced**

## 78, Studley Grange Road

### £699,950

A light and spacious, 3 bedroom Victorian period house, with an excellent sized garden and offering much potential for extension, in this ever sought after Old Hanwell location.

- Bay fronted period terraced home
- 2 reception rooms
- Fitted kitchen
- Modern bathroom
- 3 bedrooms
- Well decorated throughout
- GCH&DG
- Wood floors and recently fitted carpets
- Excellent sized landscaped garden
- Great potential to extend







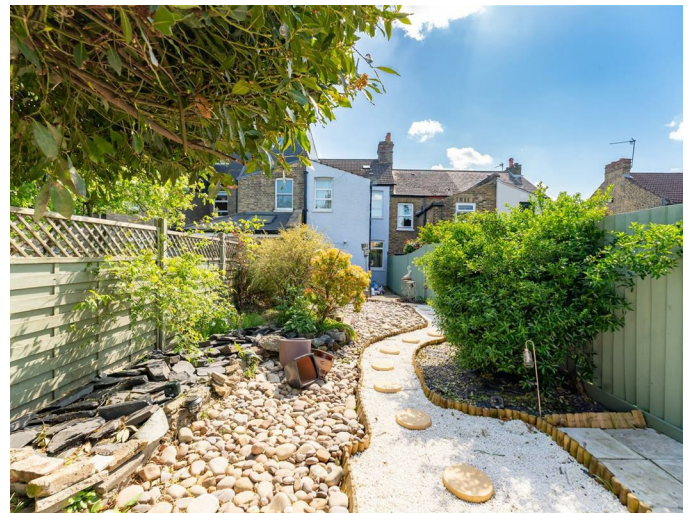
**Freehold / House - Terraced**

# Studley Grange Road, W7 2LX

## £699,950

This Victorian 'Artisans house' offers deceptively spacious accommodation including, hallway, bay fronted lounge and full width dining room (with custom fitted slide out, understair storage cupboards by 'Clever Closet') opening to a good sized, smart matt grey fitted kitchen and ground floor modern bathroom. On the first floor are 3 good sized bedrooms (the master with extensive range of fitted wardrobes), plus excellent loft space-the landing offering obvious potential for a loft conversion (subject to the usual consents). Outside there is an exceptionally large and superbly landscaped garden with plenty of room for a 'home office/studio room' to the rear (currently there is a brick built shed) and again, further potential for an extension to the kitchen/side return. Well presented, boasting double glazing, gas central heating (Worcester combi-boiler) well presented in a smart neutral decor, with stripped timber floors and recently fitted carpets.

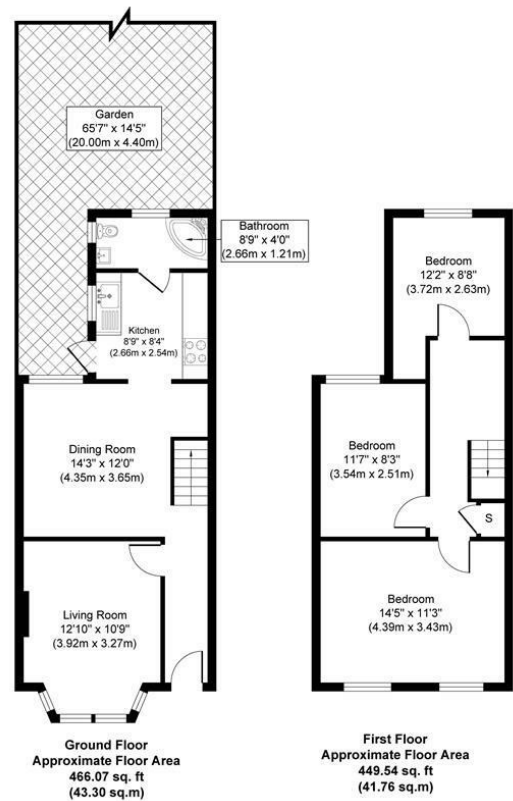
Situated in this sought after residential road, just off Boston Rd, forming part of ever popular 'Old Hanwell.' Served by pleasant canal side walks (just at the bottom of the road), green open spaces, including Elthorne park and St. Georges field 'sandy park,' good local pubs (including the local favourite Fox pub by the canal) plus a range of good local shops and restaurants, all lie close at hand. Hanwell Mainline (for speedy access to The City and Heathrow, via the excellent Elizabeth Line) and Boston Manor (Piccadilly Line) stations are within easy walking distance. Various regular bus services are available via the Boston Rd and also along Hanwell Broadway (Uxbridge Rd). Also ultra convenient for the the highly regarded Oaklands and St. Marks primary and Elthorne secondary schools, also within easy reach.



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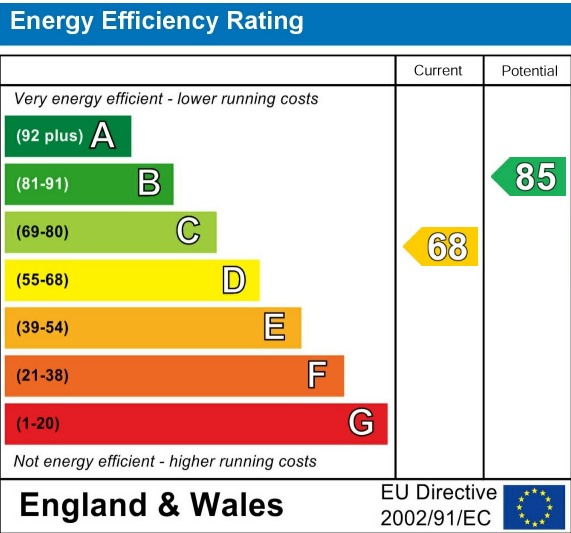


Approximate Gross Internal Floor Area 915.61 sq. ft / 85.06 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

D

Energy Performance Graph



Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk  
www.sintonandrews.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.