

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



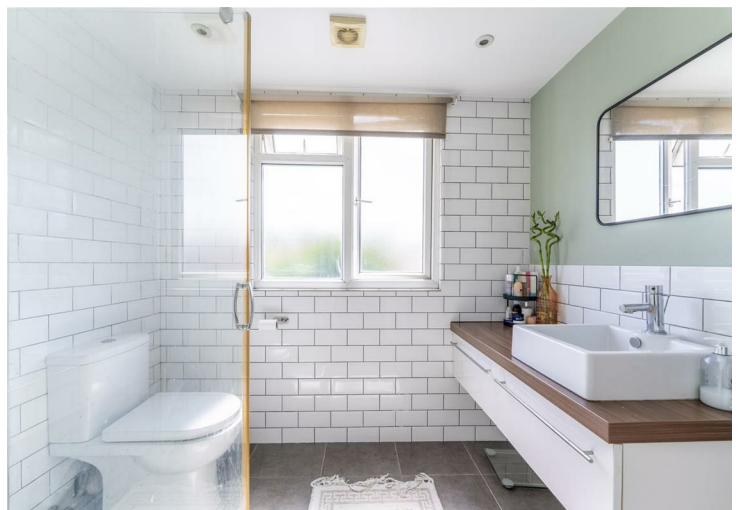
Freehold / House - Terraced

117, Studley Grange Road

£825,000

A stunning 3 bedroom, 2 bathroom, Victorian period home, fully extended and superbly presented throughout with a wonderful sized South-facing garden, in the heart of sought after 'Old Hanwell' moments from pleasant canal-side walks and green open spaces.

- Extended 3 bed period house
- Bay fronted living room
- Stunning, vast family/dining room
- Open plan kitchen, plus utility room
- Family bathroom & en-suite shower-room
- GCH & underfloor heating (family room)
- Superbly presented throughout
- Contemporary fitments & period features
- Superb sized, 2 tier South-facing garden
- GCH&DG



Freehold / House - Terraced

Studley Grange Road, W7 2LU

£825,000

A stunning Victorian brick bay fronted home, skillfully, fully extended and superbly presented throughout. Deceptively spacious accommodation includes hallway, living room with attractive plantation shutters and bespoke alcove storage, a vast open plan family room (ideal for entertaining!) with an abundance of natural light (via remote-controlled Velux skylight window) and with a stylish be-spoke German matt charcoal and copper, fitted kitchen/dining area with wood panel feature alcove, ample quartz worktops an island and breakfast bar (well equipped with a 3 in 1 boiling water tap, 'Neff' microwave combi-oven, induction hob and an surface mount extractor, dish-washer, wine cooler and an American style fridge-freezer) and attractive black 'Crittall style' aluminium bi-fold doors to the garden. There is also a cleverly concealed walk-in pantry/utility area. Upstairs there is wide landing (with book shelved, cubby reading area), 2 bedrooms and a large contemporary bathroom (with free-standing bath, separate shower cubicle, wash-bowl vanity unit, wc. and linen cupboard housing the boiler). On the top floor, a light and airy loft conversion provides the 3rd master bedroom (with a separate dressing or desk area, a range of built in wardrobes and with eaves storage) and a well appointed en-suite shower-room with natural light. Offered in a smart modern decor, complimenting 'Amtico' oak effect floors on the ground floor and neutral fitted carpets, featuring GCH (Vaillant combi boiler and designer radiators) and underfloor heating in the kitchen/family room and fully double glazed with custom window shutters (to the front). Outside there is an excellent sized South-facing garden on 2 levels, with a lovely tiled suntrap patio and up to a large lawn with flower/shrub railway sleeper border, with a cherry tree and a further paved area to the rear.

Situated at the bottom of this sought after residential road, just off Boston Rd, forming part of ever popular 'Old Hanwell.' Immediately served by pleasant canal side walks, some lovely 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 conveniently placed for the the highly regarded St. Marks primary and Elthorne secondary schools, both within easy reach.



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Approximate Gross Internal Area
125.29 sq m / 1349 sq ft

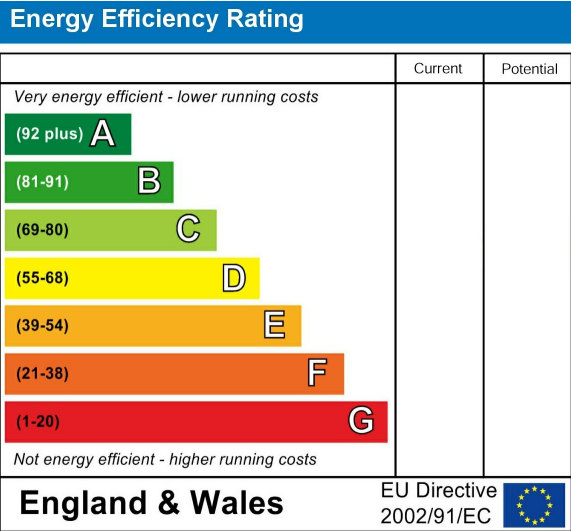


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Produced by jcphotographystudio.com

Council Tax Band

E

Energy Performance Graph



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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.