

Rolfe East



Studley Grange Road, London, W7 2LX

£875,000

- A stunning three bedroom family home
- Beautiful kitchen/diner/family room
- Chain free sale
- Separate Lounge
- Superbly located for Hanwell station (with Elizabeth line)
- Fully refurbished to a very high standard
- Three double bedrooms
- Two bathrooms & downstairs WC
- End terrace
- Convenient for Boston Manor tube station (Piccadilly line)

96 Studley Grange Road, London W7 2LX

Back to the market on 14/02/25, A quite beautifully presented three double bedroom and two bathroom end of terrace family home, located on this sought after road and brought to the market without any onward chain.

This wonderful freehold family home has been superbly extended and fully refurbished to an extremely high standard throughout including fully double glazed UPVC sash windows, high spec appliances to the kitchen and top of the range sanitary ware to the bathrooms. As you enter the welcoming hallway, there is exquisite pattern tiled flooring and under stairs storage and accommodation comprises a front facing lounge/reception room, a downstairs cloakroom/WC and the gorgeous and extended open plan kitchen/diner/family room with skylight windows and bi-folding doors spanning the entire width of the room and leading out to the garden, truly bringing the outside in on those warm summers evenings. On the first floor, there is the landing, an impeccable family bathroom and two double bedrooms, both with bespoke designed fitted wardrobes, whilst on the upper floor there is the master bedroom, again with bespoke wardrobes and super doors, opening wide to the Juliet balcony giving rooftop views. There is also a second bathroom and plenty of eave storage.

Outside, there are front and rear gardens; the front garden has real kerb appeal and gives a wonderful first impression, whilst the rear garden is private and approximately 50ft in length and has a patio seating area leading to a well maintained lawn.

The property is perfectly located for a choice of public transport options and is just 0.57 of a mile from Hanwell Mainline station (with the fast, high capacity Elizabeth Line) and less than a mile from Boston Manor tube station (Piccadilly line), which gives fast access into Central London and out to Heathrow Airport.



Council Tax Band: D




Studley Grange Road

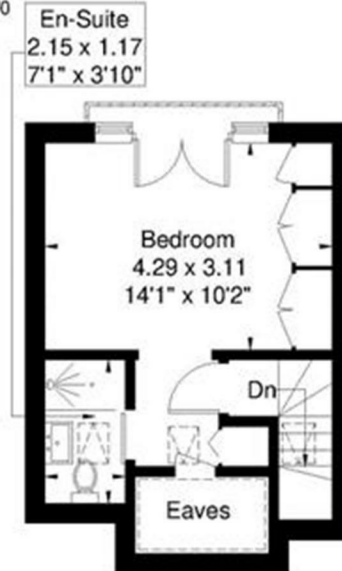
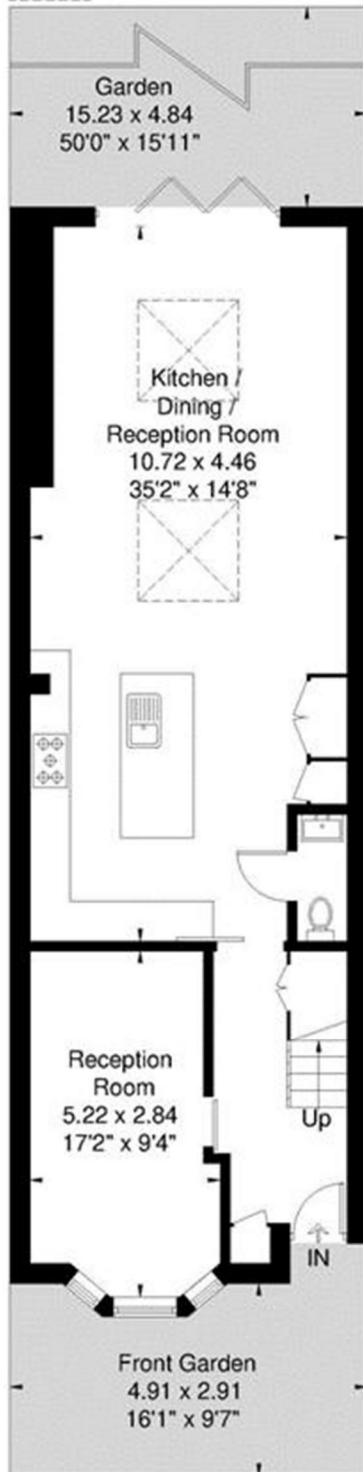
Approximate Gross Internal Area = 132.5 sq m / 1543 sq ft

Eaves Storage / Reduced Headroom = 2.3 sq m / 24 sq ft

Total = 134.8 sq m / 1567 sq ft



 = Reduced headroom below 1.5m / 5'0"

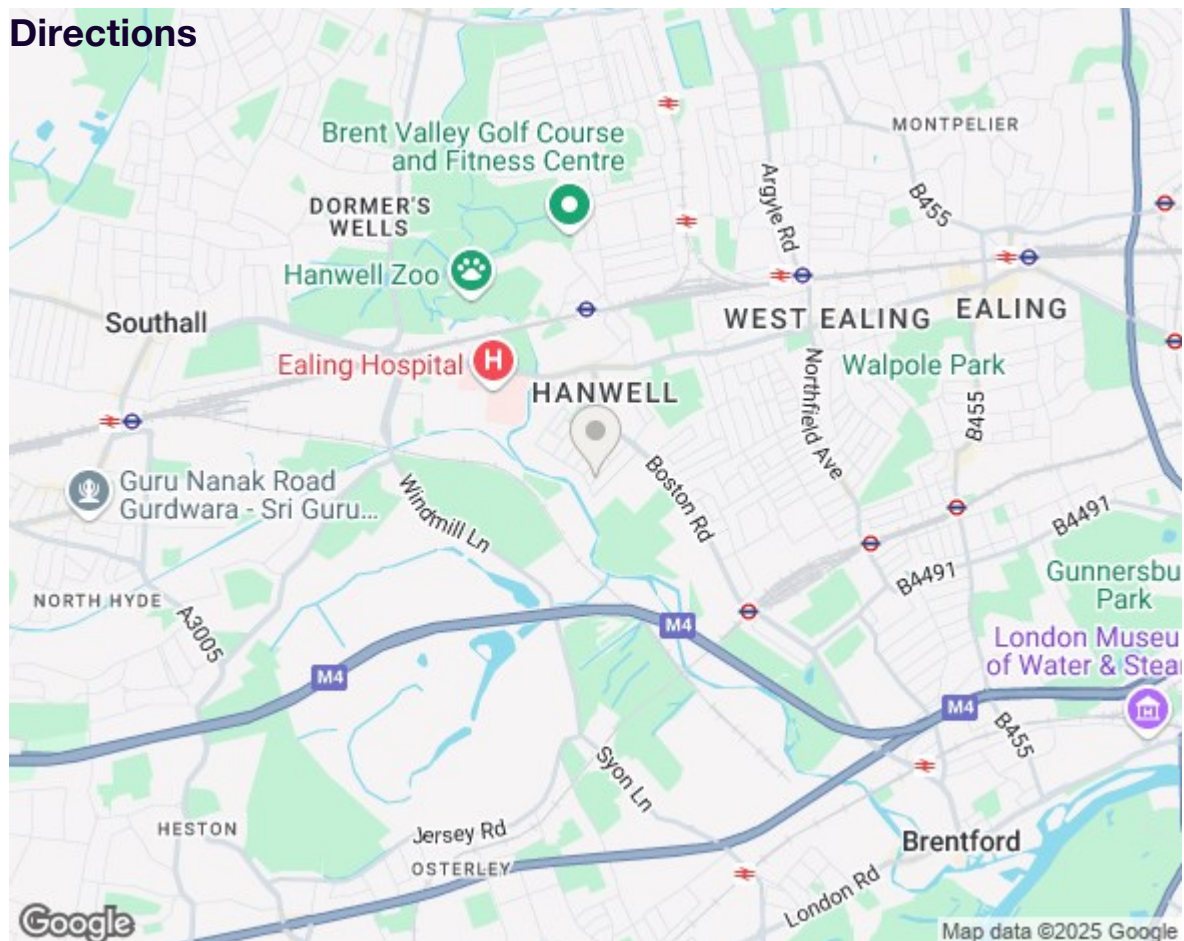


Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Directions



Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	