

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



Freehold / House - Terraced

Studley Grange Road, Hanwell

£620,000

A spacious three bedroom Victorian period house with a generous rear garden, in this ever-popular location Old Hanwell location, in need of some modernisation and attractively offered CHAIN FREE.

- Desirable Old Hanwell
- Bay fronted period terraced home
- In need of some refurbishment
- 2 reception rooms
- Kitchen/diner
- 3 double bedrooms
- Large upstairs bathroom
- Excellent sized mature south-facing garden
- Great potential to extend to the rear and further to the loft



Freehold / House - Terraced

Studley Grange Road, W7 2LU

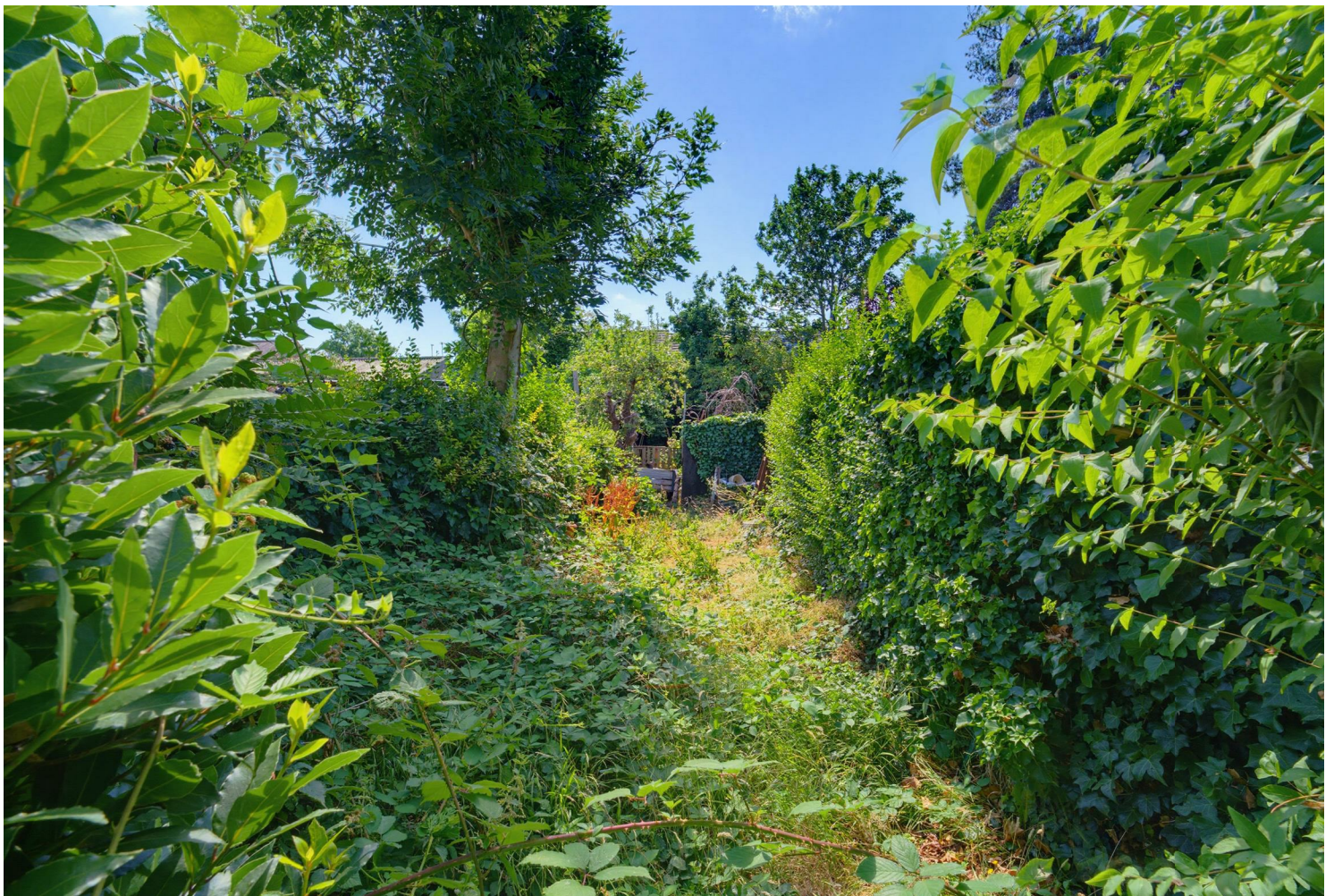
£620,000

This characterful Victorian period terraced house in the same ownership for many years, offers well-proportioned accommodation and presents an exciting opportunity for a purchaser to modernise and refurbish to their own specification, to create a wonderful home. The ground floor comprises an entrance porch, hallway, a bright bay-fronted reception room, a generous dining room and kitchen/breakfast room with access to the rear garden. Upstairs are 2 double bedrooms and a large family bathroom on the first floor, with a further 3rd bedroom on the second floor loft conversion.

Outside, the property benefits from an excellent sized, mature rear garden, enjoying a sunny southerly aspect and room perhaps for a garden office/studio at the rear. There is also much scope to extend the property, including a rear extension and a further addition to the rear of the loft room, allowing buyers to maximise the home's already generous footprint. Attractively offered with no chain.

Studley Grange Road is a highly regarded residential street within the ever-popular 'Old Hanwell', perfectly positioned for the area's excellent amenities. Picturesque canal-side walks, Elthorne Park and St. George's Fields are all close by, together with a selection of day to day shops, including the new Tesco, Sainsbury and Lidl's, independent cafés, restaurants and popular local pubs, including The Fox by the Grand Union Canal.

Hanwell Station (Elizabeth Line), providing fast connections into Central London, the City and Heathrow, is within easy walking distance, whilst Boston Manor Underground Station (Piccadilly Line) is also easily accessible. A variety of regular bus routes serve the surrounding area and into Ealing Broadway town centre, and the property falls within easy reach of several highly regarded schools, including Oaklands Primary School, St. Mark's Primary School and Elthorne Park High School.

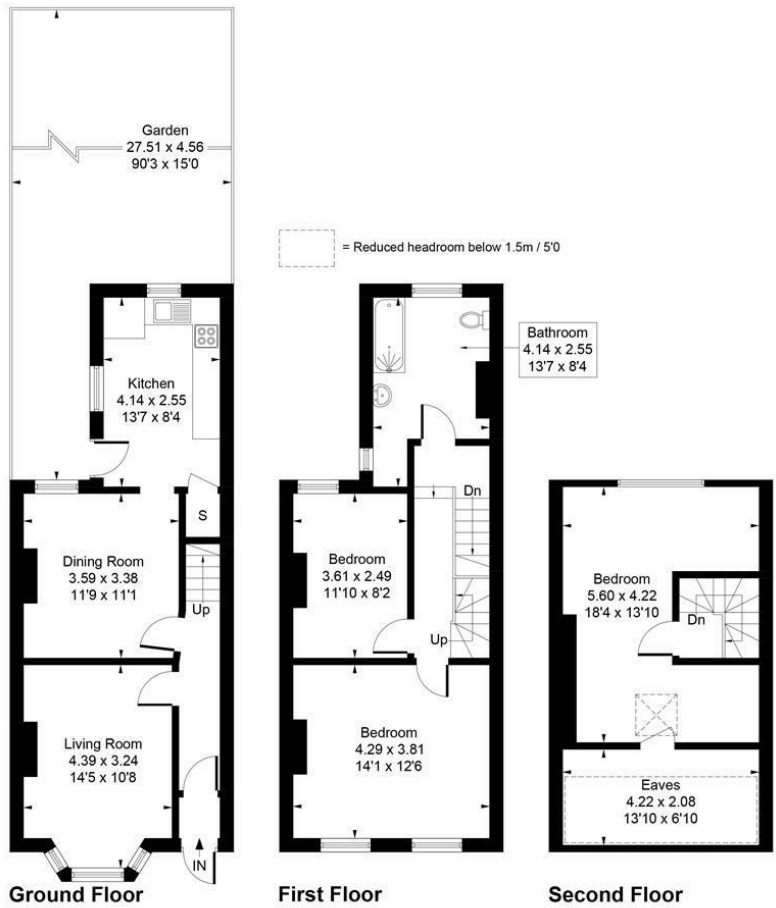


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Approximate Gross Internal Area = 122.01 sq m / 1313 sq ft
(Including Eaves)

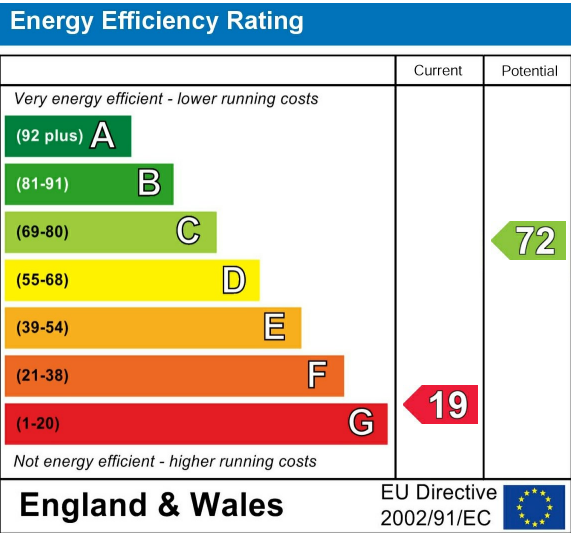


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used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

Council Tax Band

D

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.