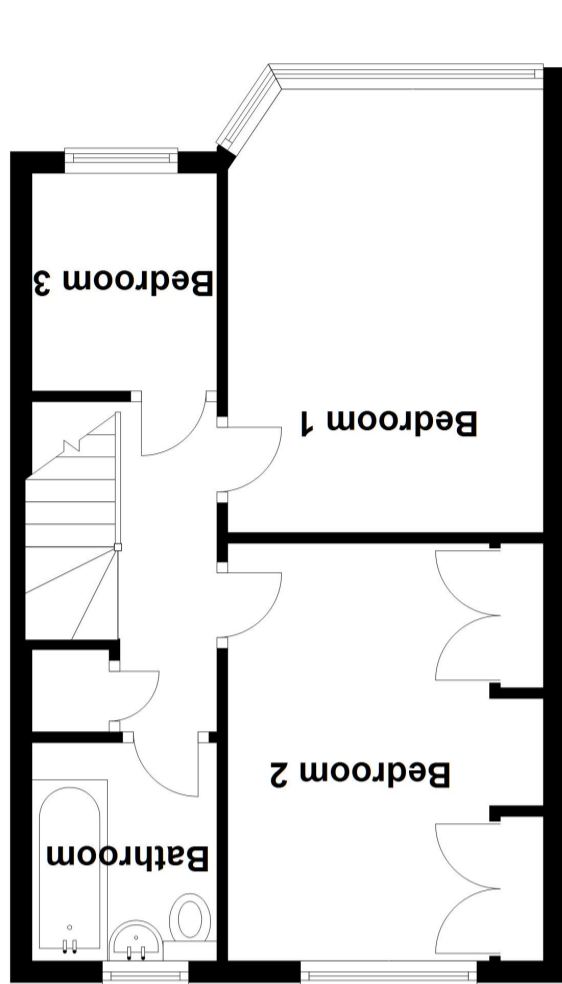
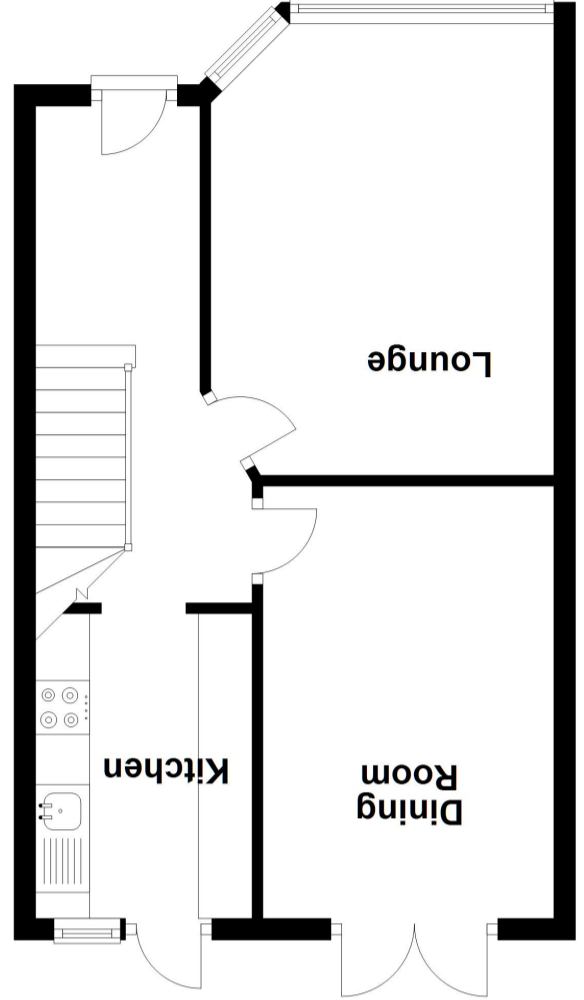


Total area: approx. 75.1 sq. metres (808.9 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (395.7 sq. feet)



**Ground Floor**  
Approx. 38.4 sq. metres (413.2 sq. feet)



72 Studland Road, London. W7 3QX.



Offered to the market with no onward chain, Castle are pleased to offer this family home situated on a popular road in Hanwell. The property consists of three bedroom and also upstairs is a family bathroom, with two receptions and the kitchen downstairs. Outside is a well presented rear garden with access to a large detached garage and there is also off street parking to the front.

**Dining Room**

Rear aspect French doors to garden, radiator, feature fireplace with electric fire

**Kitchen**

9' 3" x 6' 7" (2.82m x 2.01m) Range of eye and base units, single drainer sink, gas cooker point, plumbing and space for washing machine, rear aspect door and window to garden

**Bedroom 1**

13' 7" x 9' 10" (4.14m x 3.00m) Front aspect double glazed bay window, radiator

**Bedroom 2**

12' 8" x 9' 10" (3.86m x 3.00m) Rear aspect double glazed window, fitted wardrobe, radiator

**Bedroom 3**

6' 9" x 5' 8" (2.06m x 1.73m) Front aspect double glazed window, radiator

**Bathroom**

Rear aspect double glazed window panel enclosed bath, pedestal wash hand basin, low level WC, part tiled walls



The house has a huge amount of potential to extend further and grow with the lucky family that owns the home. With space to the rear and into the loft available for extra room to be added to this already spacious home.

The house is situated on a popular tree lined road off Greenford Avenue with its local shops and amenities. Also close by are transport links including bus services passing directly by. Castle Bar and Hanwell BR stations providing access into Paddington, with the later also to be part of the new Crossrail are also in the vicinity and the immediate area is improved by open green spaces and parkland, golf courses and popular local schools both primary and secondary.

**Lounge**

13' 9" x 10' 5" (4.19m x 3.17m) Front aspect double glazed bay window, radiator, feature fireplace with electric fire

