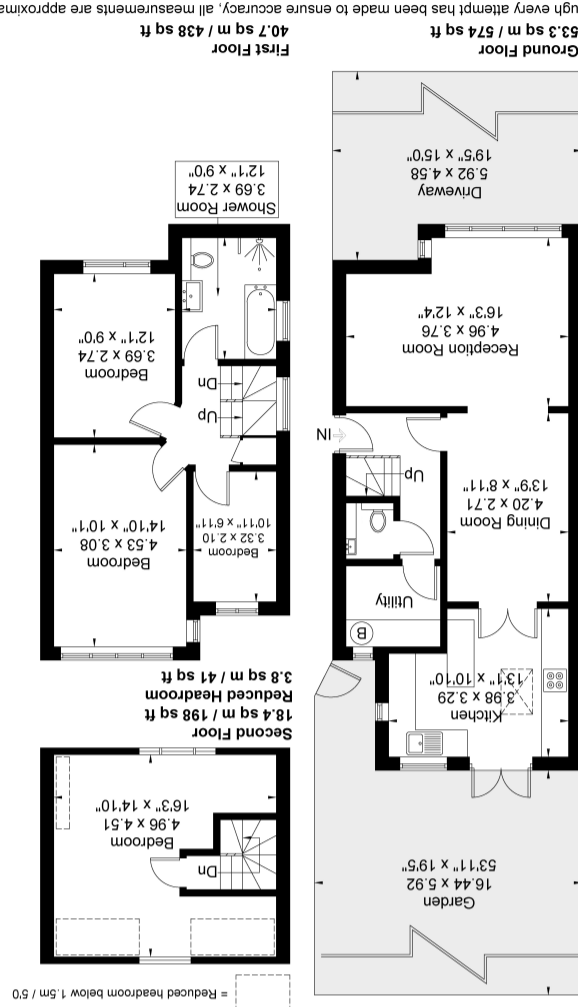


| England, Scotland & Wales | |
|---|------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92-100) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 82 |
| Potential | 57 |

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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Studland Road
 Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft
 Reduced Headroom = 3.8 sq m / 41 sq ft
 Total = 116.2 sq m / 1251 sq ft



96 Studland Road, Hanwell, London. W7 3QZ.

£685,000



Castle are delighted to offer this beautifully presented four bed extended semi detached family home located just off the Greenford Avenue on a sought after residential tree lined road. The property has some stunning features and consists of a double reception room there is stripped wood floors and a feature fireplace. A contemporary kitchen has been installed complete with integrated appliances and underfloor heating. There is also a downstairs WC and a very handy utility room. A private rear garden mainly laid to lawn and there is off street parking to the front. The first floor has two double bedrooms, and a stunning bathroom with separate shower cubicle and tub. The loft offers a huge bedroom with lots of storage space and room for study/home office area.

The house is situated close to local shops, restaurants and day to day services and transport links provided by the Greenford Avenue. Hanwell Elizabeth Line Station is also accessible providing direct access into Paddington, Bond St the City and beyond. With good local secondary and primary schools including Mayfield Primary School all but a short walk away.

Front Reception

16' 3" x 12' 4" (4.95m x 3.76m) Front aspect double glazed bay window, radiator, exposed wood floor, opening onto

Dining Room

13' 9" x 8' 11" (4.19m x 2.72m) exposed wood floor, radiator, doors leading onto the kitchen

Kitchen

13' 1" x 10' 10" (3.99m x 3.30m) Rear aspect double glazed window and doors onto garden, wide range of eye and base level modern units with single drainer sink, induction hob with double oven to the side under and extractor hood over, plumbing and space for dishwasher, spot lights, tiled floor, sky light, radiator, underfloor heating.

Utility Room

Rear aspect double glazed window, plumbing and space for washing machine and dryer, cabinets, wall mounted boiler

Downstairs WC

Low level WC, wall mounted hand wash basin

Bedroom 2

14' 10" x 10' 1" (4.52m x 3.07m) Front aspect double glazed bay window, radiator

Bedroom 3

12' 1" x 9' 0" (3.68m x 2.74m) Rear aspect double glazed window, radiator

Bedroom 4

10' 11" x 6' 11" (3.33m x 2.11m) Front

Bathroom

Side aspect frosted double glazed window, panel enclosed bath with separate shower cubicle, vanity wash hand basin, low level WC, tiled walls and floor, spot lights, radiator

Bedroom 1

16' 3" x 14' 10" (4.95m x 4.52m) Front and rear aspect double glazed window, spot lights, radiator

Garden

Mainly laid to lawn with flower bed borders and mature trees, large timber shed

