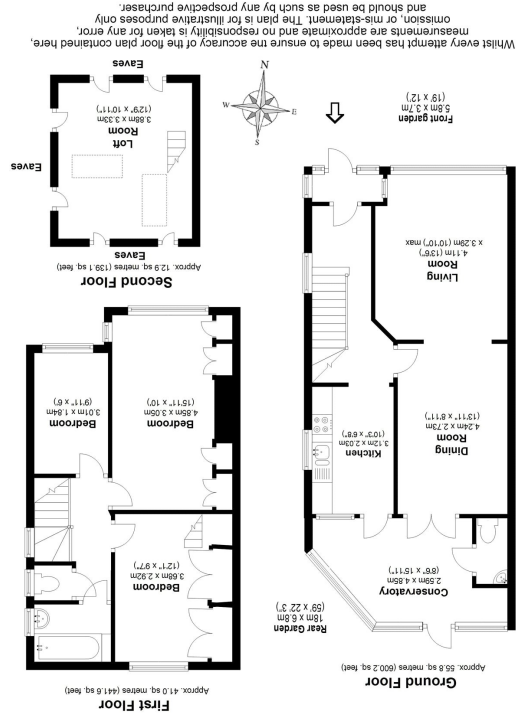


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(56 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
Environmental Impact (CO ₂) Rating	
57	

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Energy Efficiency Rating	
58	



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

Studland Road W7.
 Approx Gross Internal Area
 109.7 Sq M - 1,181 Sq Ft
 (Includes Loft Room & Conservatory)



113 Studland Road, Hanwell, LONDON, W7 3QY

£595,000



Well appointed semi-detached family home with an enviable location backing directly onto Brent Valley Golf Course and with the added bonus of a GARAGE and off street parking. The ground floor offers a double reception room with living and dining area, conservatory and downstairs cloakroom. On the first floor there is a master bedroom, 2nd double bedroom and a very generous single bedroom. There is a very handy loft room accessed through the 2nd bedroom which is an ideal study / games room / home office / gym.

The sizeable south facing garden has patio and is laid to lawn, there is a Garage accessed through a shared driveway.

Studland Road is a sought after residential road within catchment of several highly regarded schools and within easy reach of excellent transport links, Hanwell BR and the forthcoming Crossrail is also a short walk.

Living Room

13' 6" x 10' 10" (4.11m x 3.30m) Front aspect double glazed window, radiator, laminate floor, opening onto

Dining Room

13' 11" x 8' 11" (4.24m x 2.72m) Rear aspect double glazed French doors to conservatory, radiator, laminate floor

Kitchen

10' 3" x 6' 8" (3.12m x 2.03m) Rear aspect double glazed window and door to garden, range of eye and base level units with stainless steel single drainer sink, plumbing and space for washing machine, electric cooker point, tiled floor

Conservatory

15' 11" x 8' 6" (4.85m x 2.59m) Double glazed, radiator, wood floor, access to downstairs cloakroom

Bedroom 1

15' 11" x 10' (4.85m x 3.05m) Front aspect double glazed bay window, radiator, fitted wardrobes, laminate floor

Bedroom 2

12' 1" x 9' 7" (3.68m x 2.92m) rear aspect double glazed window, fitted wardrobes, radiator, laminate floor, stairs to loft room

Bedroom 3

9' 11" x 6' (3.02m x 1.83m) Front aspect double glazed window, radiator

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower attachment, pedestal wash hand basin with separate WC

Loft Room

12' 9" x 10' 11" (3.89m x 3.33m) Dual aspect double glazed Velux windows, radiator, laminate floor

Garden

South Facing garden backing onto Brent Valley Golf Course, mainly laid to lawn with garage and timber shed

