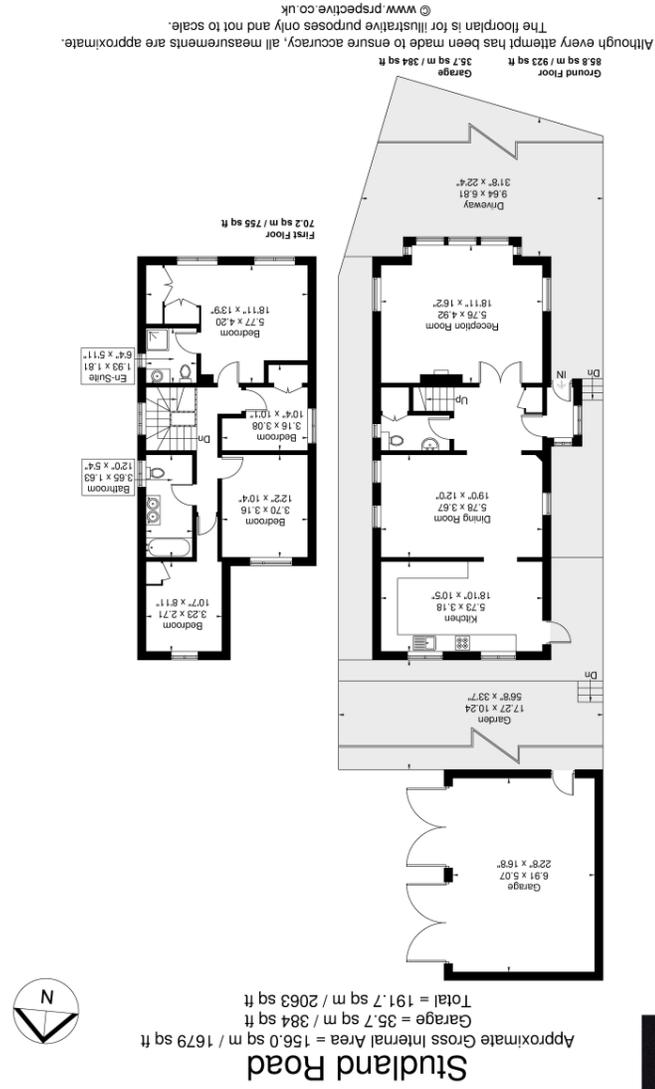


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
	(69-80)
B	(55-68)
	(39-54)
C	(21-38)
	(1-20)
D	(1-20)
E	(1-20)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	(1-20)
Current	61
Potential	81



28 Studland Road Hanwell, Ealing, W7 3QX, . W7 3QX.  
 £865,000

A substantial and beautifully proportioned detached family home offering over 2,060 sq ft of versatile accommodation including a rare double garage, positioned within a highly sought-after residential setting ideal for growing families. This impressive home immediately offers a strong sense of space, both internally and externally, with generous room sizes, a wide frontage and excellent potential to further enhance if desired.

The property opens into a welcoming entrance hall leading to a superb 18ft reception room, flooded with natural light from the wide bay window. This is a wonderful formal living space — ideal for entertaining or relaxing as a family. To the rear, a spacious 19ft dining room flows seamlessly through to the kitchen, creating a fantastic sociable layout perfectly suited to modern family living. The kitchen itself is well-appointed with ample worktop and storage space, and enjoys direct access to the rear garden.

The layout offers excellent flexibility, with clear scope to create an even larger open-plan kitchen/dining/living space (subject to usual consents), should a purchaser wish to reconfigure. Upstairs, the home continues to impress with four well-proportioned bedrooms, including a particularly generous principal bedroom measuring over 18ft, complete with ensuite facilities. The remaining bedrooms are all excellent sizes, ideal for children, guests or home working, and are served by a family bathroom.

The rear garden extends to approximately 56ft, providing a fantastic outdoor space for children to play and for summer entertaining, with plenty of scope for landscaping or extension (STPP). To the front, the property benefits from a large driveway providing off-street parking for multiple vehicles, in addition to a rare 22ft double garage — a highly desirable feature on this road and ideal for secure parking, storage, or conversion potential (subject to consent).

Studland Road is a quiet and well-regarded residential address, popular with families due to its proximity to highly regarded local schools, green open spaces and parks, and excellent everyday amenities. The property is also well positioned for access to the Elizabeth Line, offering fast and direct connections into Central London. The combination of size, layout, location and future potential makes this a standout family home within a prime residential setting.

#### Reception Room

18' 11" x 16' 2" (5.77m x 4.93m)

#### Dining Room

19' 0" x 12' 0" (5.79m x 3.66m)

#### Kitchen

18' 10" x 10' 5" (5.74m x 3.17m)

#### Bedroom 1

18' 11" x 13' 9" (5.77m x 4.19m)

#### Ensuite

6' 4" x 5' 11" (1.93m x 1.80m)

#### Bedroom 2

12' 2" x 10' 4" (3.71m x 3.15m)

#### Bedroom 3

10' 4" x 10' 1" (3.15m x 3.07m)

#### Bedroom 4

10' 7" x 8' 11" (3.23m x 2.72m)

#### Bathroom

12' 0" x 5' 4" (3.66m x 1.63m)

#### Double Garage

22' 8" x 16' 8" (6.91m x 5.08m)

