

Rolfe East



Studland Road, Hanwell, W7 3QX

Guide Price £730,000

- Three good size bedrooms
- Potential to extend (STPP)
- Council Tax Band D
- Off street parking
- Ideal for Hanwell (Crossrail) & Castle Bar station

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A three bedroom semi-detached family home with an abundance of potential.

- * Three good size bedrooms
- * Open plan kitchen
- * Spacious reception room
- * Luxury family bathroom
- * Off street parking
- * Close to Brent Valley Golf course
- * Conservatory
- * Private garage
- * Great schools
- * Solid wood flooring & neutral décor
- * Potential to extend (STPP)

Ideal for Hanwell (Crossrail) and Castle Bar (GWR) stations
The popular Bunny Park, local shops, good bus routes and excellent road networks close by.

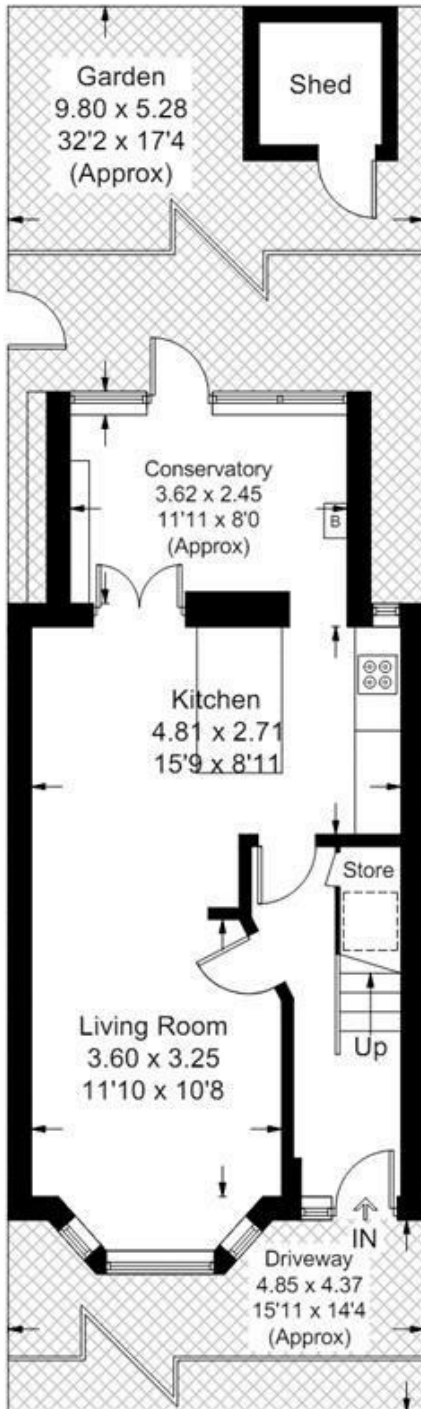


Council Tax Band: D




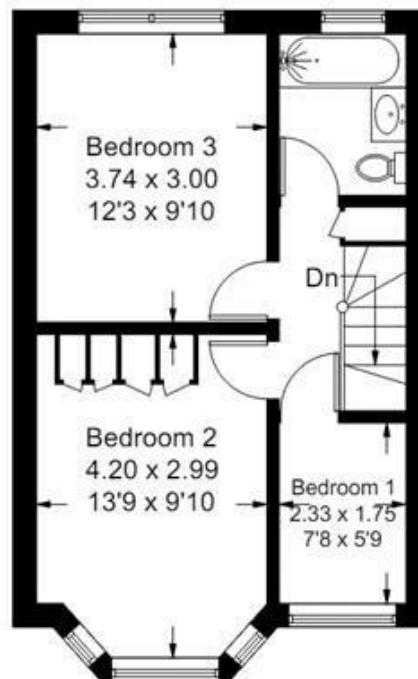
Studland Road

Approximate Gross Internal Area = 84 sq m / 904 sq ft
(Excluding Shed)



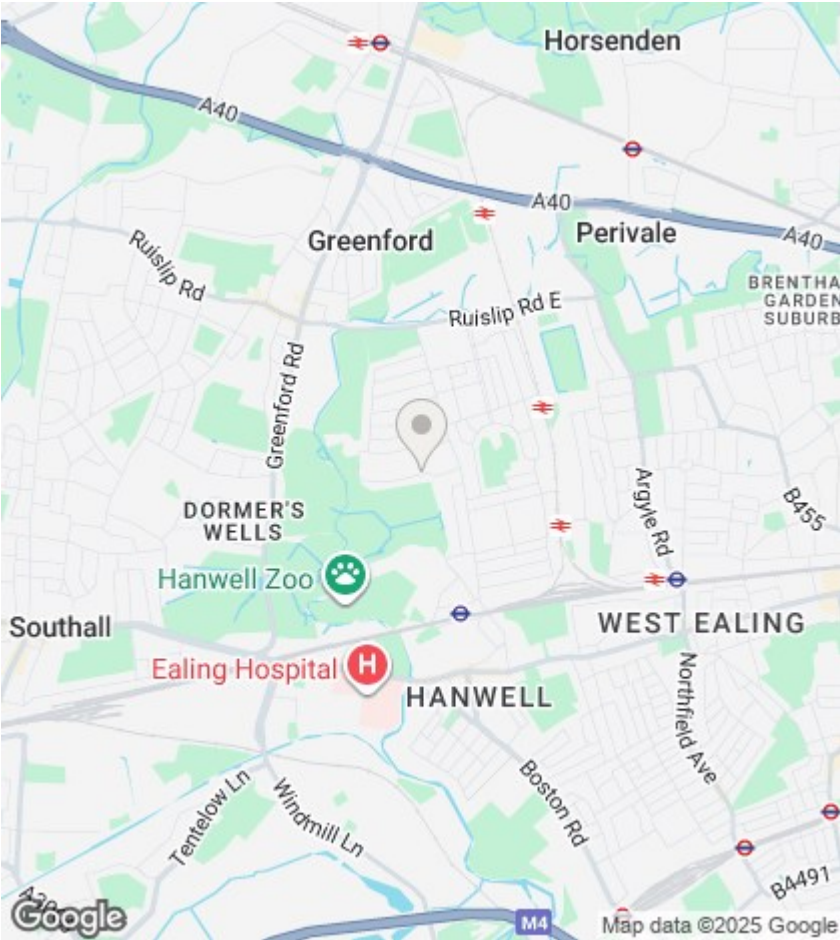
Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID611682)



Directions

Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	