



## Magnolia Road Chiswick W4

A beautifully refurbished and modernised, centre terrace house on this very popular tree lined cul-de-sac in Strand on the Green with potential to extend subject to the usual planning consents. This charming two bedroom family home is ideally situated just a few hundred yards from the River Thames and benefits from an attractive landscaped rear garden with side access (via the utility room) and patio area. The ground floor comprises a charming front reception room, a

modern open-plan fitted kitchen / dining / living area and bi-fold doors to the to the manicured west facing rear garden. To the first floor there is a spacious master bedroom with en-suite shower and built in cupboard, a contemporary family bathroom and a good sized second bedroom. The second floor provides a generous loft storage area with the potential to extend (subject to the usual planning consent) to provide a further bedroom and bathroom.

### KEY FEATURES

**Two bedrooms**

**Manicured west facing rear garden**

**Patio area**

**Front reception room**

**Open-plan kitchen/dining/living area**

**Built in cupboard**

**Generous loft storage area**



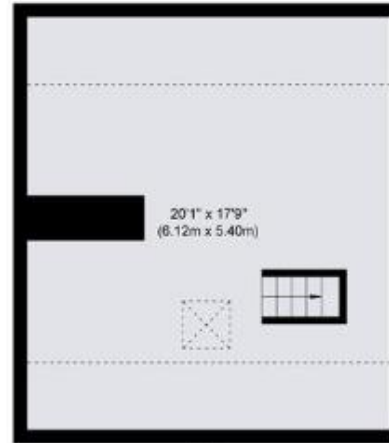


## ENERGY PERFORMANCE CERTIFICATE

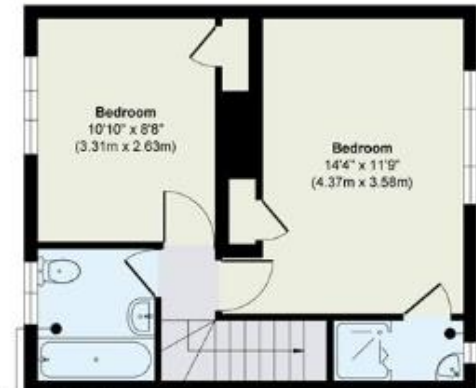
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,308 sq. ft. / 121.63 sq. m.
<b>No. of bedrooms:</b>	2
<b>Council tax band:</b>	E



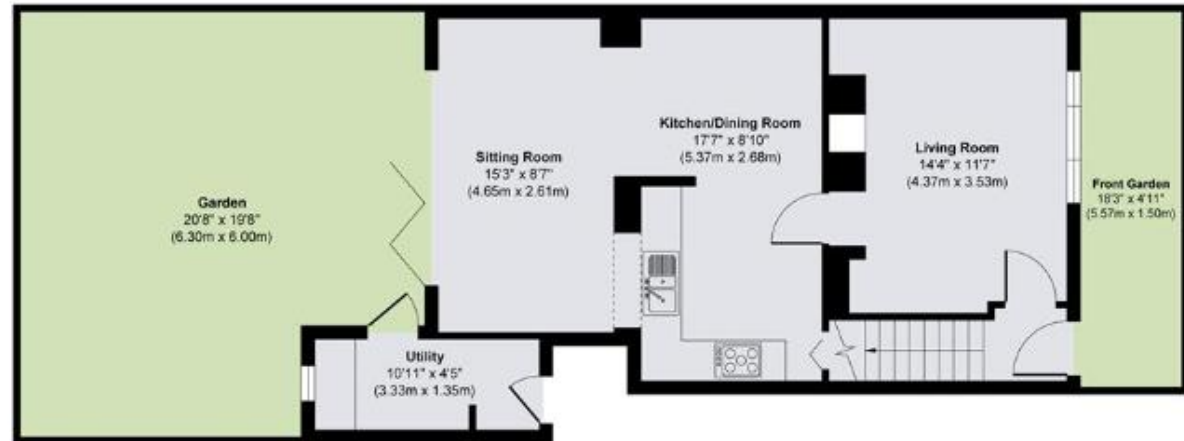
**Loft**  
Approximate Floor Area  
355 sq. ft.  
(33.06 sq. m)



**Bathroom**  
6'5" x 5'8"  
(1.98m x 1.73m)

**First Floor**  
Approximate Floor Area  
365 sq. ft.  
(33.92 sq. m)

**En-suite**  
6'4" x 2'11"  
(1.93m x 0.90m)



**Ground Floor**  
Approximate Floor Area  
566 sq. ft.  
(52.55 sq. m)