





## Magnolia Road Chiswick W4

A beautifully refurbished and modernised, period mid-terrace house on this very popular tree lined cul-de-sac in Strand on the Green. This charming three bedroom family home is ideally situated just a few hundred yards from the River Thames and benefits from an attractive landscaped rear garden.

The ground floor comprises modern open-plan living with an elegant front reception area with decorative feature fireplace, rear dining area with an array of built-in storage, opening to a fully-

fitted eat-in kitchen with sliding slimline doors to the open aspect garden. To the first floor there is a good sized double bedroom, a large contemporary family bathroom and a very spacious master bedroom. The second floor provides a further excellent sized double bedroom with a modern en suite shower room.









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Magnolia Road is ideally located within catchment of both highly sought-after local primary schools and for the many riverside pubs and restaurants of Strand on the Green, Chiswick House and grounds. Chiswick National Rail station offers rapid access to London Waterloo, while Gunnersbury is the nearest Underground station (District Line).

## KEY FEATURES

- Period mid-terrace 3 bedroom house
- Just a few hundred yards from the Thames
- Attractive landscaped garden
- Elegant reception with feature fireplace
- Dining room with built-in storage
- Fully fitted eat-in kitchen
- Contemporary family bathroom

## KEY INFORMATION

- Local Authority: Borough of Hounslow
- Internal Area: 1,163 sq. ft. / 108.15 sq. m.
- Council Tax Band: E
- No. of bedrooms: 3

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Magnolia Road  
Chiswick W4

£1,000,000  
Freehold









