# RIVER**HOMES**

Magnolia Road Chiswick W4



### **Magnolia Road Chiswick W4**

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-

A beautifully refurbished and modernised, period 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.





## Magnolia Road Chiswick W4

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

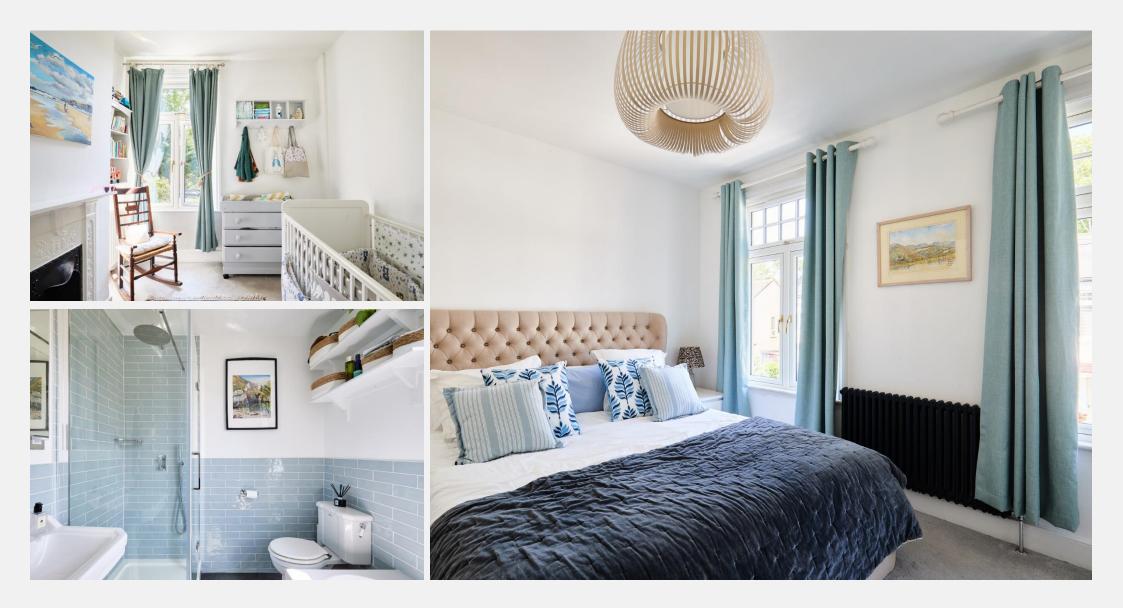






Magnolia Road Chiswick W4 £1,000,000 Freehold





# RIVER**HOMES**

West London Branch 28 Thames Road London W4 3RJ 020 8995 0500 www.riverhomes.co.uk



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It for a not offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It for a not offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and should not be assumed that the property has all necessary planning, building regulation or other onsents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be chered by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.