Riverview Grove
Chiswick W4

Arranged across three light filled floors, the house combines contemporary design with practical family living. The ground floor offers a bright sitting room with a large bay window, while the open plan kitchen and dining area flows into a relaxed living space. Wide tri fold doors open onto a sunny patio and a beautifully landscaped garden, creating an easy connection between indoors and outdoors that works well for entertaining and family life. On the first floor there are three bedrooms and a family bathroom. The loft has been converted into a generous principal suite with a smart en suite shower room, providing a quiet retreat at the top of the house. Riverview Grove has a prime position close to the Thames Path and only a short walk from Strand on the Green with its riverside pubs, towpath walks and village feel. The house sits within the catchment area for several highly regarded local schools, including Strand on the Green Primary and Grove Park Primary, as well as being convenient for secondary options in Chiswick and Hounslow.

KEY FEATURES

4 bedrooms

2 bathrooms

Three floors

Open plan kitchen and dining area

Loft converted to a principal suite with own shower room

Beautifully landscaped garden

Walking distance to Thames Path and Chiswick High Road

Within the catchment area for Strand on the Green Primary and Grove Park Primary schools

Excellent transport links via Kew Bridge and Gunnersbury stations

Council tax: £3,476.37 per annum approx.

RIVER**HOMES**

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority: London Borough of Hounslow

Internal area: 1,256 sq. ft. / 116.73 sq. m.

No. of bedrooms: 4

Council tax band: G - £3,476.37 per annum approx.

Ground Floor

Shed
7'0" x 6'1"
(2.12m x 1.85m)

Garden
58'9" x 16'7"
(17.90m x 5.05m)

Sitting Room
14'10" x 11'9"
(4.52m x 3.58m)

W/D
F

Kitchen/Dining Room
15'3" x 11'8"
(4.65m x 3.55m)

Lounge
14'8" x 9'10"
(4.47m x 3.00m)

Hall

Porch

Garden
16'7" x 9'6"
(5.05m x 2.90m)

Ground Floor
Approximate Floor Area
562 sq. ft
(52.17 sq. m)

First Floor

Bedroom
8'5" x 6'10"
(2.58m x 2.09m)

Bedroom
11'11" x 7'11"
(3.62m x 2.41m)

Bedroom
14'5" x 9'10"
(4.40m x 3.00m)

Bathroom
6'10" x 4'11"
(2.08m x 1.50m)

First Floor
Approximate Floor Area
387 sq. ft
(36.02 sq. m)

Second Floor

Bedroom
20'2" x 13'8"
(6.14m x 4.16m)

En-suite
9'2" x 5'7"
(2.80m x 1.70m)

Second Floor
Approximate Floor Area
307 sq. ft
(28.54 sq. m)