



Magnolia Road Chiswick W4

A beautifully refurbished and modernised, centre-terraced, period house on this very popular tree lined road in Strand on the Green. This charming, three bedroom, family home is ideally situated just a few hundred yards from the River Thames. The ground floor offers modern open-plan living with an elegant front reception area with feature fireplace, central dining area with door to rear garden and another door to a fully fitted kitchen/ breakfast room with bi-folding windows to the rear garden to create an alfresco dining/entertaining area. 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 en-suite shower room and access to a roof terrace. Magnolia Road is ideally located for the many riverside pubs and restaurants of Strand on the Green, Chiswick House and grounds, and is within the Strand on the Green School catchment area. Chiswick (National Rail) station offers rapid access to London Waterloo, while Gunnersbury station is the nearest Underground link (District Line).

KEY FEATURES

Three bedroom family home

Fully fitted kitchen/ breakfast room

Elegant front reception area

Feature fireplace

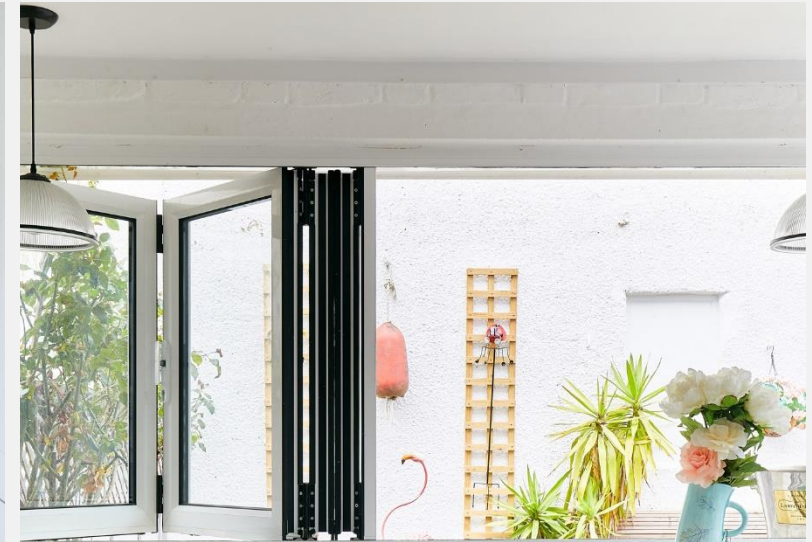
Access to a roof terrace

Popular tree lined road

No onward chain

Close to the River Thames

**Strand on the Green and Grove Park
Primary school catchment areas**





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	1,084 sq. ft. / 100.83 sq. m.
Council tax band:	F
No. of bedrooms:	3

