



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

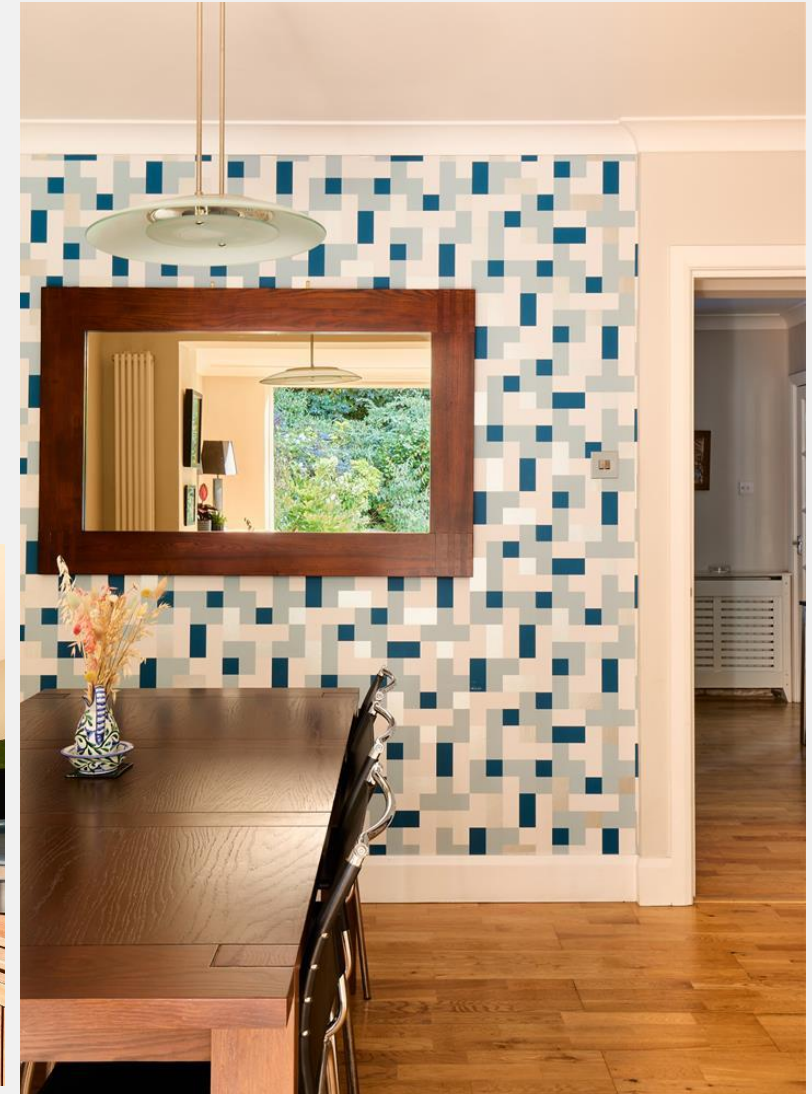
Patio area

Front reception room

Open-plan kitchen/dining/living area

Built in cupboard

Generous loft storage area



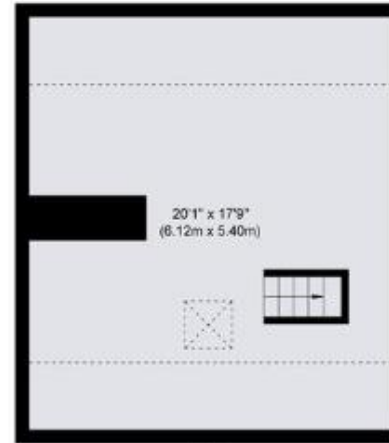


ENERGY PERFORMANCE CERTIFICATE

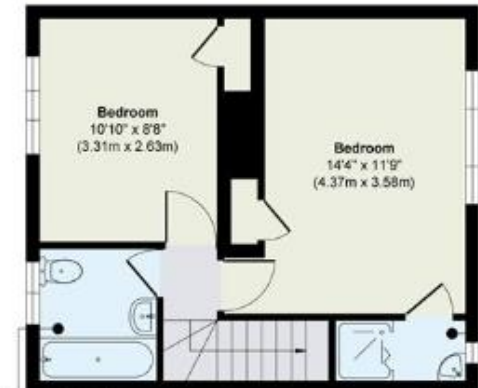
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

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



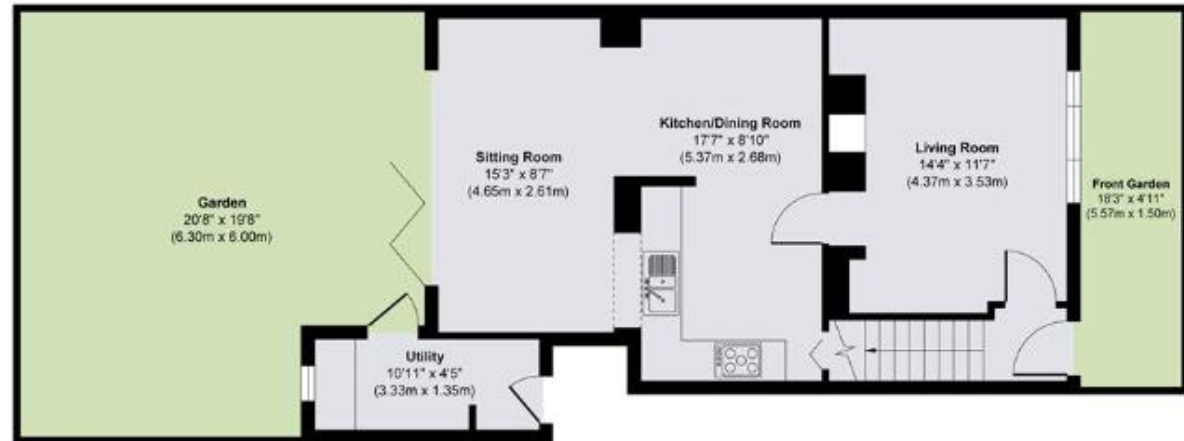
Loft
Approximate Floor Area
355 sq. ft.
(33.06 sq. m)



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)