



## Ernest Gardens Chiswick W4

A fabulously presented three bedroom modern family home, situated in a quiet cul-de-sac a few minutes' walk from the River Thames in the picturesque enclave of Strand on the Green.

The property has undergone an extensive full refurbishment programme and consists of a superb, newly fitted kitchen with excellent storage and integrated appliances; open-plan to a spacious reception room with a dining area, further reception room used as a screening room, three bedrooms and a contemporary family bathroom. Further benefits include a beautiful

landscaped rear garden with a newly installed home office garden pod, good storage facilities throughout, off-street parking for several vehicles and underfloor heating throughout. In addition there is also planning permission granted for further expansion of the house to provide a shower and utility room and enhanced entrance hallway.

Ernest Gardens is within catchment for both Grove Park and Strand on the Green Primary Schools and is walking distance from the River Thames. The closest stations are Gunnersbury

(District Line Underground) and Chiswick (National Rail) and for the motorist the A4 / M4 is nearby. EPC rating D.

### KEY FEATURES

**Modern family home**

**Three bedrooms**

**Open plan reception**

**Landscaped rear garden**

**Home office garden pod**

**Off street parking for several vehicles**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	909 sq. ft. / 84.48 sq. m.
<b>Tenure:</b>	Freehold

