

# RIVERHOMES

Magnolia Road  
Chiswick W4

OIEO £800,000  
Freehold





# RIVERHOMES

West London Branch  
28 Thames Road  
London  
W4 3RJ

020 8995 0500  
www.riverhomes.co.uk

Nestled within a sought after tree-lined cul-de-sac in Strand on the Green, this spacious three bedroom terraced home presents a wonderful opportunity for modern family living. With potential to extend, subject to the usual planning consents, this charming residence is just moments from the banks of the River Thames. The ground floor welcomes you with a delightful front reception room, flowing seamlessly into a contemporary kitchen and breakfast area. Sliding doors lead to a west-facing rear garden, perfect for relaxed outdoor living. Upstairs, you'll find two generously sized double bedrooms, each equipped with fitted wardrobes, alongside a well-appointed family bathroom. The second floor hosts an impressive master suite, measuring 14 by 13 feet, complete with a sleek en-suite shower room.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,026 sq. ft. / 95.49 sq. m.
<b>No. of bedrooms:</b>	3
<b>Council tax band:</b>	E

