

**51 LEATHERHEAD ROAD  
CHESSINGTON  
SURREY  
KT9 2HN  
£590,000**

**EXTENDED DETACHED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION AREAS**

**17'6 MODERN KITCHEN, FAMILY BREAKFAST ROOM**

**14'6 X 12'6 CONSERVATORY**

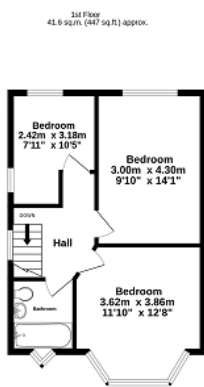
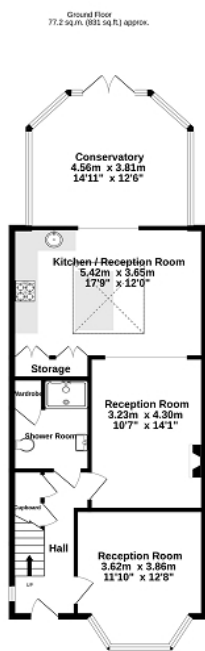
**DOUBLE GLAZING & GAS CENTRAL HEATING**

**19'8 X 15'3 GARDEN OFFICE/STUDIO ROOM**

**124' SOUTH EASTERLY FACING GARDEN**

**OFF STREET PARKING**

**WELL PRESENTED THROUGHOUT**




TOTAL FLOOR AREA: 118.8 sq.m. (1278 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and equipment shown hereon are not intended to constitute any guarantee, either in writing or otherwise, of the accuracy of the information shown hereon.



TOTAL FLOOR AREA: 27.9 sq.m. (300 sq.ft.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.