

**168 BRIDGE ROAD  
CHESSINGTON  
SURREY  
KT9 2EY  
£475,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION AREAS**

**12'3 X 7'1 GALLEY KITCHEN**

**UTILITY ROOM**

**DOUBLE GLAZED WINDOWS**

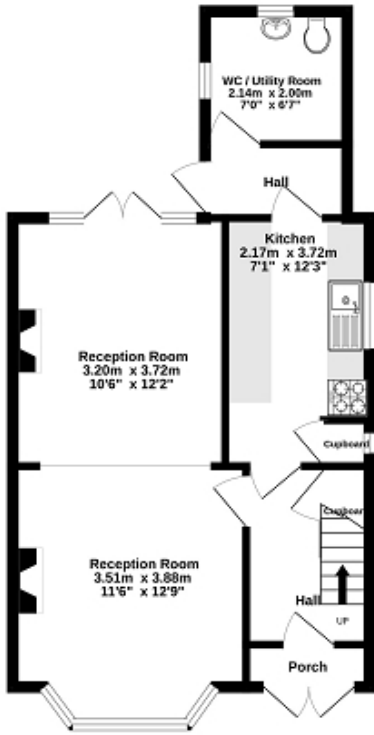
**85' SOUTH FACING GARDEN**

**GARAGE AND OFF STREET PARKING**

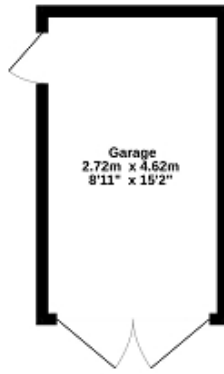
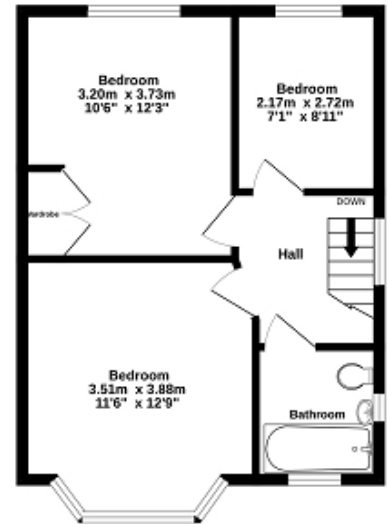
**IN NEED OF UPDATING**

**CLOSE TO SHOPS, SCHOOLS AND TRANSPORT LINKS**

Ground Floor  
57.5 sq.m. (619 sq.ft.) approx.



1st Floor  
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 96.5 sq.m. (1039 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(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.