



**3 SIMMONS CLOSE  
CHESSINGTON, SURREY  
KT9 2GP  
OFFERS IN EXCESS OF  
£800,000**

**EXTENDED DETACHED HOUSE**

**4/5 BEDROOMS**

**13'11 X 13'9 LIVING ROOM**

**OPEN PLAN KITCHEN, DINING FAMILY ROOM**

**THREE BATHROOM/SHOWER ROOMS**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

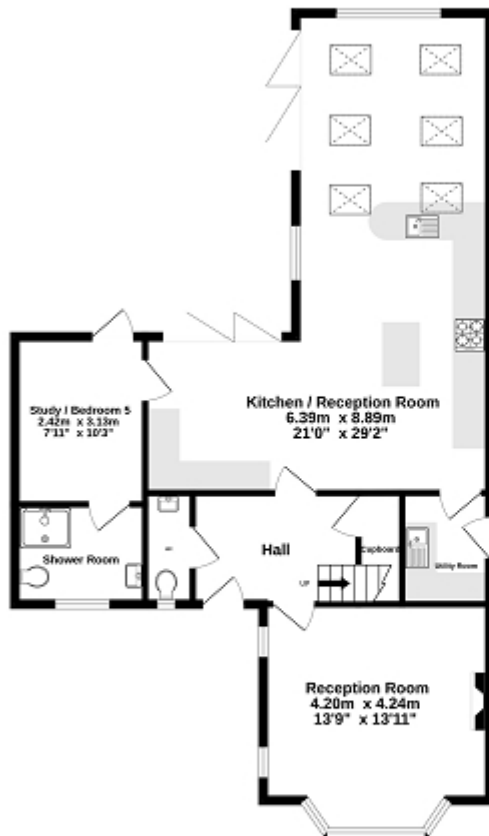
**35' REAR GARDEN**

**OFF STREET PARKING**

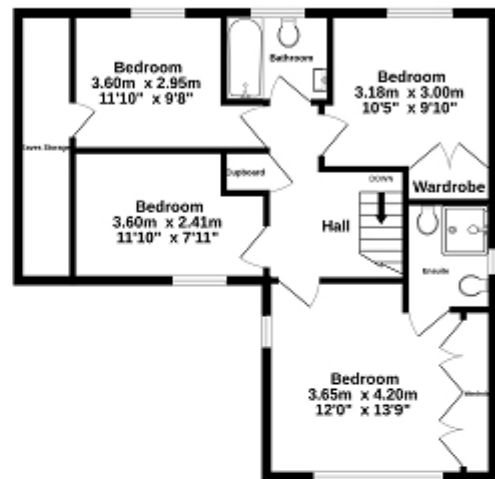
**WELL PRESENTED**

**NO FORWARD CHAIN**

Ground Floor  
81.6 sq.m. (878 sq.ft.) approx.



1st Floor  
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 140.6 sq.m. (1513 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.  
Made with Metaplan 6/2025



## 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>		75
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(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.