



**87 MOUNT ROAD  
CHESSINGTON  
SURREY  
KT9 1JH  
OFFERS IN EXCESS OF  
£475,000**

**EXTENDED TERRACED HOUSE**

**THREE BEDROOMS**

**25'5 X 15'5 LOUNGE DINING ROOM**

**14'9 X 10'5 MODERN KITCHEN BREAKFAST ROOM**

**14'9 X 9'5 CONSERVATORY**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**74' WESTERLY GARDEN WITH REAR ACCESS**

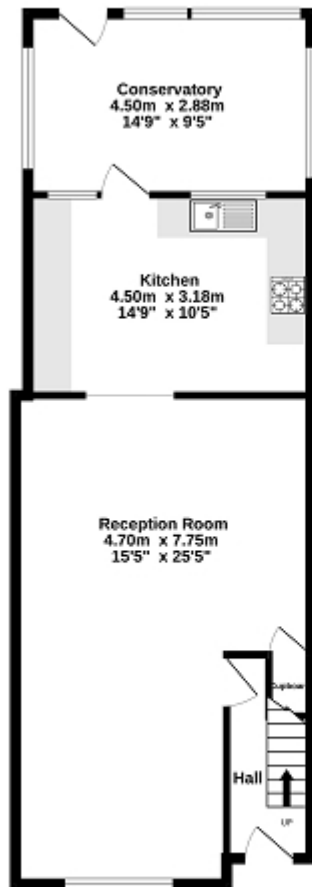
**OFF STREET PARKING TO THE FRONT**

**AN DEAL FIRST TIME BUY OR FAMILY HOME**

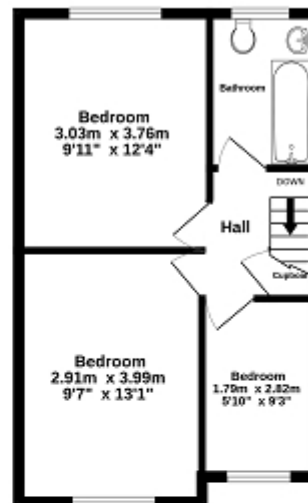
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Ground Floor  
68.1 sq.m (679 sq.ft.) approx.




1st Floor  
34.7 sq.m (374 sq.ft.) approx.



TOTAL FLOOR AREA: 97.8 sq.m (1053 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the figures 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 Hologra 12/2015

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.