



**28 OAKCROFT ROAD
CHESSINGTON
SURREY
KT9 1RH
OFFERS IN EXCESS OF
£425,000**

EXTENDED SEMI DETACHED HOUSE

TWO DOUBLE BEDROOMS

TWO LIVING AREAS

17'5 X 8'3 KITCHEN BREAKFAST ROOM

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

45' REAR GARDEN

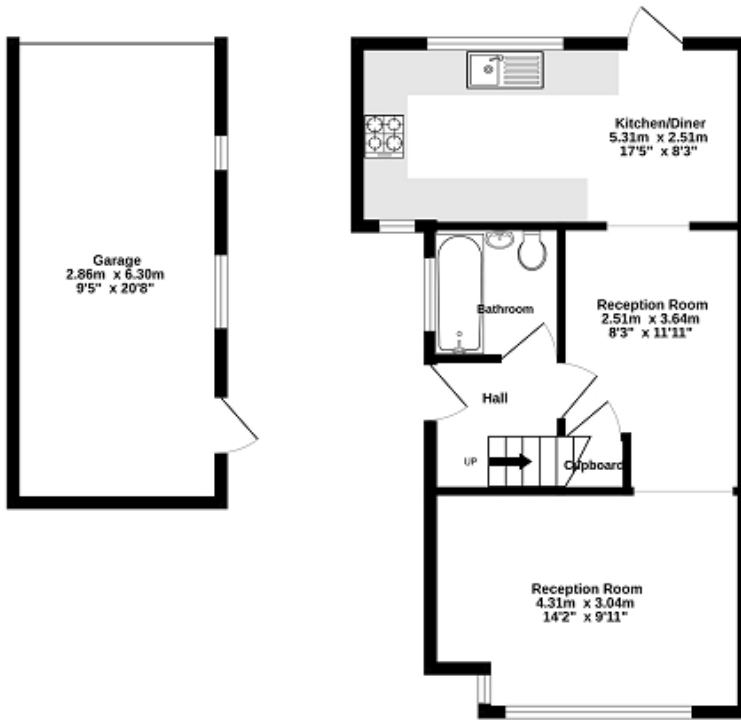
OFF STREET PARKING AND GARAGE TO THE REAR

SOME UPDATING REQUIRED

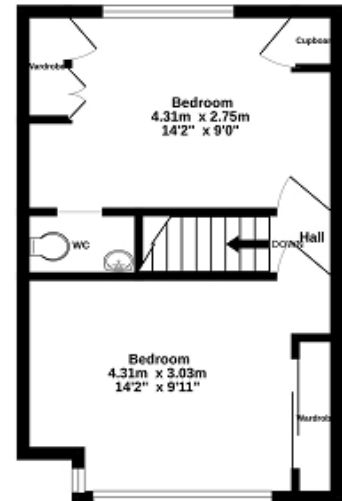
NO FORWARD CHAIN



Ground Floor
59.6 sq.m. (642 sq.ft.) approx.



1st Floor
28.3 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales 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.