



**31 ELM ROAD
CHESSINGTON
SURREY
KT9 1AF
GUIDE PRICE
£400,000- £425,000**

VICTORIAN END TERRACE HOUSE

TWO DOUBLE BEDROOMS

22'5 X 10'11 LOUNGE DINING ROOM

9'2 X 9'7 KITCHEN

WHITE BATHROOM SUITE

MAJORITY DOUBLE GLAZED

GAS CENTRAL HEATING

52' REAR GARDEN

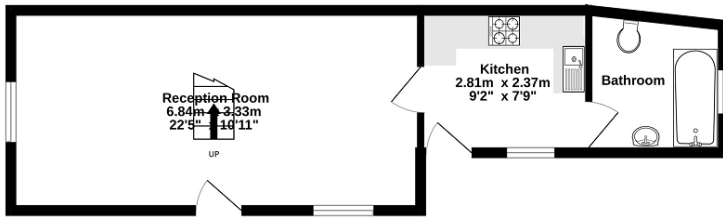
NO FORWARD CHAIN

AN IDEAL FIRST TIME BUY

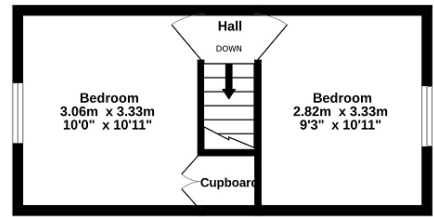
Telephone
020 8397 5151

Email
chessington@compassea.co.uk
Website
www.compassea.co.uk

Ground Floor
35.5 sq.m. (382 sq.ft.) approx.



1st Floor
23.5 sq.m. (253 sq.ft.) approx.



TOTAL FLOOR AREA : 59.0 sq.m. (635 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 Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.