



**55 CEDARCROFT ROAD
CHESSINGTON
SURREY
KT9 1RS
£550,000**

EXTENDED SEMI DETACHED HOUSE

THREE BEDROOMS

23' X 11'3 LOUNGE DINING ROOM

GALLEY KITCHEN

14'9 X 9'10 FAMILY ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

60' X 27' SOUTH FACING GARDEN

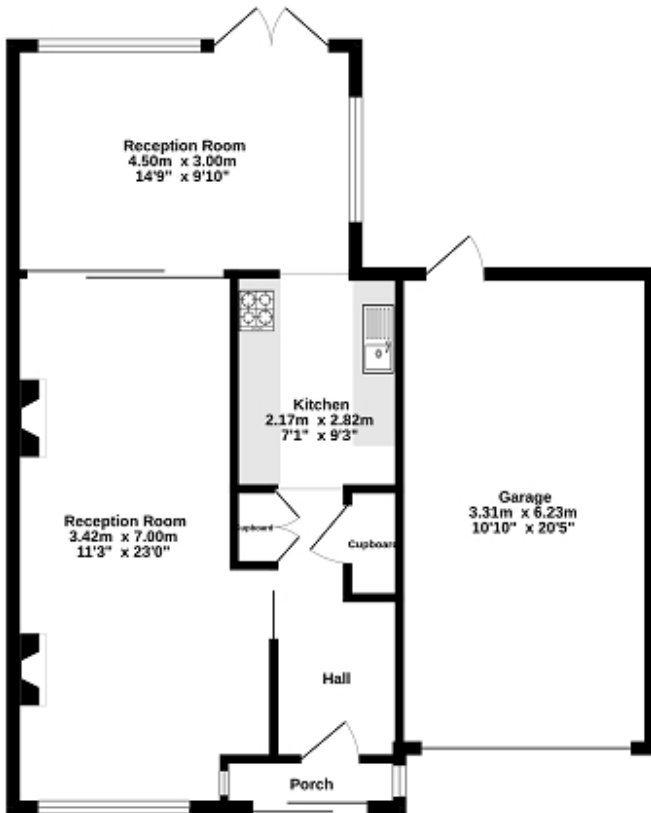
GARAGE AND OFF STREET PARKING

UPDATING REQUIRED

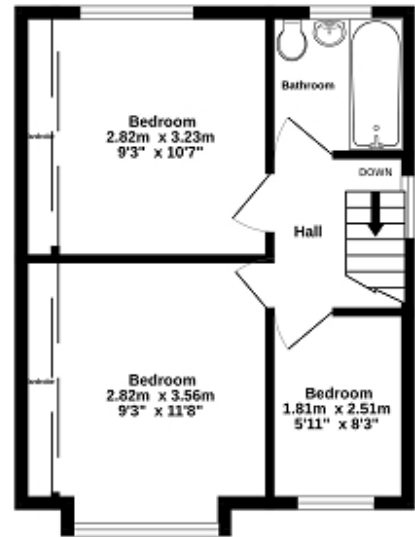
NO FORWARD CHAIN



Ground Floor
72.0 sq.m. (775 sq.ft.) approx.



1st Floor
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 107.4 sq.m. (1156 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 | | |
| (39-54) E | 41 | |
| (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.