



**71A HEMSBY ROAD
CHESSINGTON
SURREY
KT9 2DY
£475,000**

END TERRACE HOUSE BUILT 5 YEARS AGO

TWO DOUBLE BEDROOMS

35'1 OPEN PLAN MODERN KITCHEN LIVING ROOM

MODERN BATHROOM SUITE

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

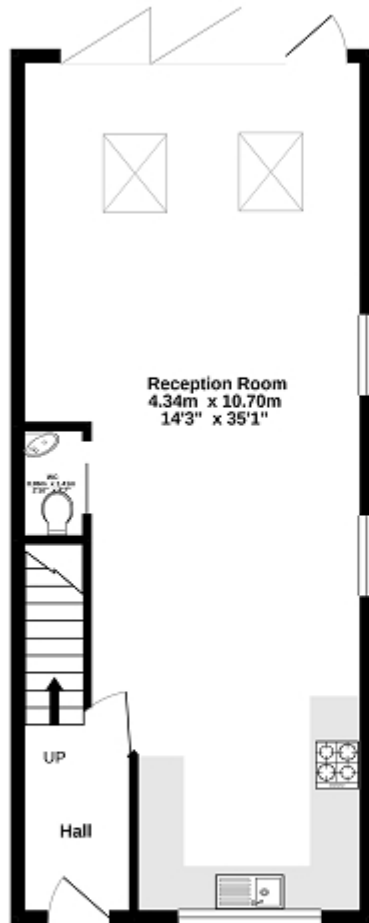
66' SOUTH EASTERLY GARDEN WITH REAR ACCESS

OFF STREET PARKING TO THE FRONT

5 YEAR BUILDING WARRANTY

WELL PRESENTED THROUGHOUT

Ground Floor
46.5 sq.m. (500 sq.ft.) approx.



1st Floor
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 79.5 sq.m. (856 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 areas 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 floorplan 03/02/1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		110
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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.