



**11A CHESHIRE GARDENS  
CHESSINGTON  
SURREY  
KT9 2PR  
£359,950**

**GROUND FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**14' X 10'10 LIVING ROOM**

**12'6 X 7' KITCHEN DINER**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

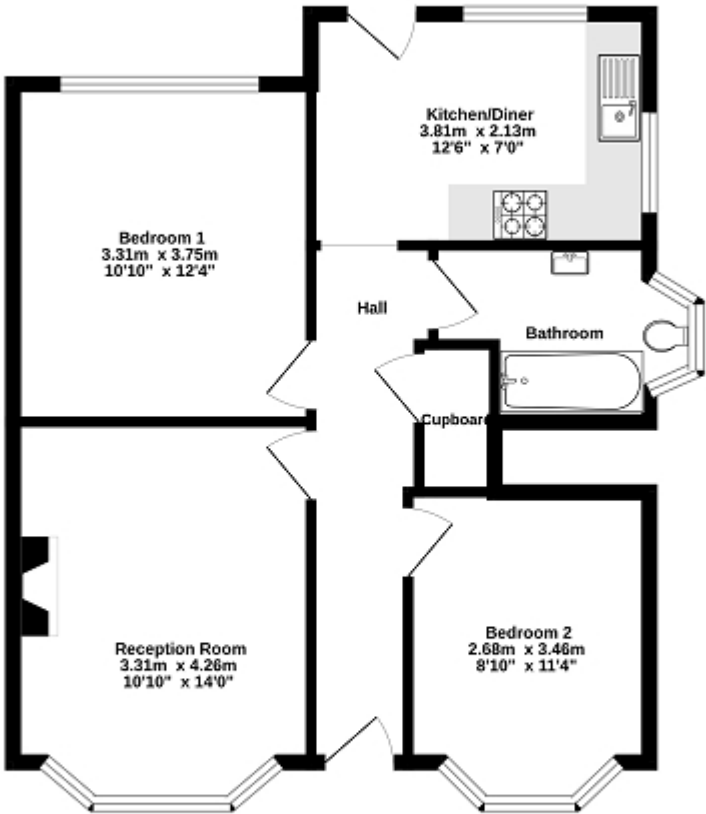
**31' X 25' EASTERLY FACING REAR GARDEN**

**WELL PRESENTED**

**SHARE OF FREEHOLD**

**AN IDEAL FIRST TIME BUY**

Ground Floor  
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplate contained herein, 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 guidance purposes only and should be used in such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
Made with Metagis 02/05/20



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.