



**24 WOODGATE AVENUE
CHESSINGTON
SURREY
KT9 2RA
£500,000**

SEMI DETACHED HOUSE

FOUR BEDROOMS

13'3 X 12'6 LIVING ROOM

19'8 X 9'6 KITCHEN DINING ROOM

MODERN EN-SUITE TO MAIN BEDROOM

MODERN FAMILY BATHROOM

DOUBLE GLAZED WINDOWS

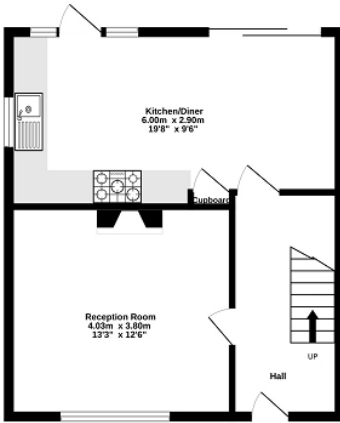
GAS CENTRAL HEATING

65' REAR GARDEN

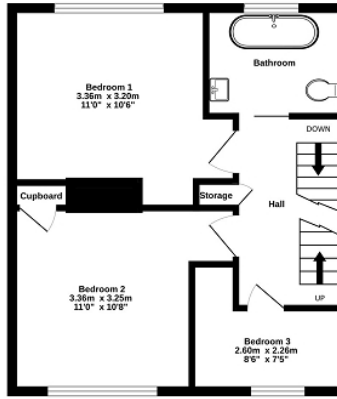
OFF STREET PARKING TO THE FRONT



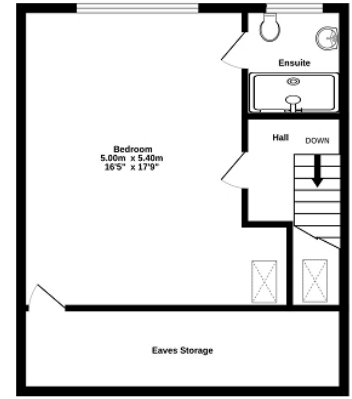
Ground floor
42.0 sq.m. (452 sq.ft.) approx.



1st floor
42.0 sq.m. (452 sq.ft.) approx.



2nd floor
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA: 124.7 sq.m. (1342 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		
(69-80) C		76
(55-68) D	60	
(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.