



**61 SANGER AVENUE
CHESSINGTON
SURREY
KT9 1BY
£585,000**

EXTENDED LINK TERRACE HOUSE

FIVE BEDROOMS

13'6 X 12'4 LIVING ROOM

19'9 X 10'4 MODERN KITCHEN DINING ROOM

MODERN FAMILY BATHROOM & EN-SUITE SHOWER

DOUBLE GLAZED WINDOWS

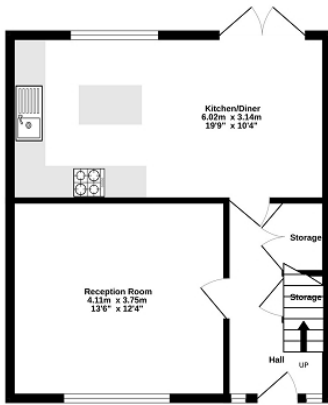
GAS CENTRAL HEATING

SOUTH FACING REAR GARDEN

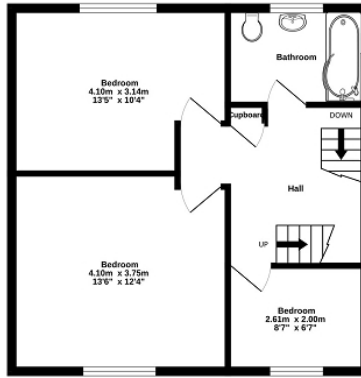
OFF STREET PARKING

AN IDEAL FAMILY HOME

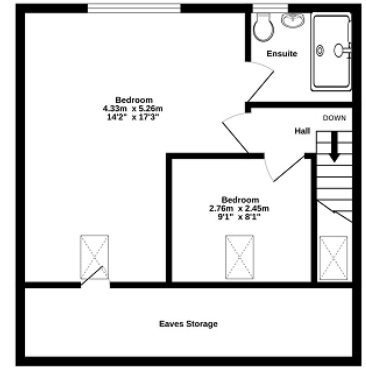
Ground Floor
43.6 sq.m. (469 sq.ft.) approx.



1st Floor
49.7 sq.m. (535 sq.ft.) approx.



2nd Floor
42.9 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 136.2 sq.m. (1466 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		85
(69-80) C	78	
(55-68) D		
(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.