



**46 FRIMLEY ROAD  
CHESSINGTON  
KT9 1QT  
£325,000**

**GROUND FLOOR MAISONETTE**

**TWO BEDROOMS**

**13'5 X 13'2 LIVING ROOM**

**9'8 X 8'10 KITCHEN**

**THREE PIECE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

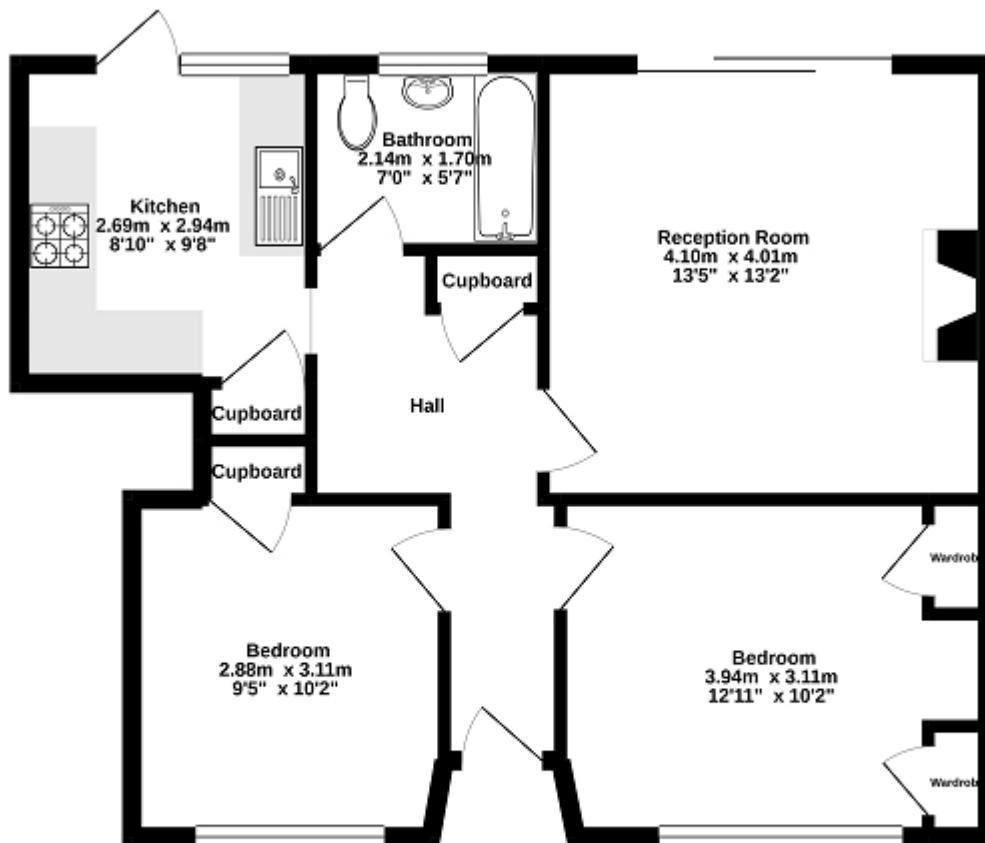
**GAS CENTRAL HEATING**

**33' X 28' SOUTH FACING GARDEN**

**WELL PRESENTED**

**AN IDEAL FIRST TIME BUY**

Ground Floor  
57.1 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 57.1 sq.m. (614 sq.ft.) approx.

While 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.  
Made with floorplan 01/02/00



### 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>	74	76
(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		
<b>England, Scotland &amp; Wales</b> 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.