



**9 MARSTON AVENUE
CHESSINGTON
KT9 2HF
£675,000**

EXTENDED END TERRACE HOUSE

FOUR BEDROOMS

TWO BEDROOM ANNEXE TO THE REAR

23' X 13'11 LIVING ROOM

21'8 X 17'6 KITCHEN DINING ROOM

EN-SUITE SHOWER TO MAIN BEDROOM

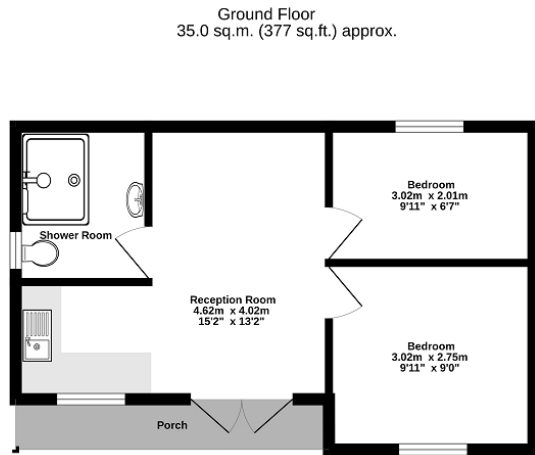
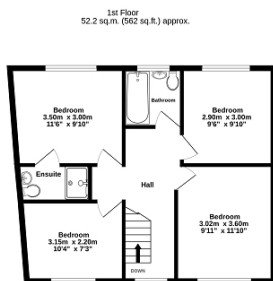
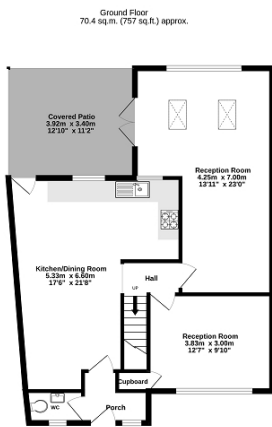
DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

60' REAR GARDEN

OFF STREET PARKING

AN IDEAL FAMILY HOME



TOTAL FLOOR AREA: 122.6 sq.m. (1319 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, yards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and equipment shown here have been tested and no guarantee is made as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 35.0 sq.m. (377 sq.ft.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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.