



**44 BRANSBY ROAD  
CHESSINGTON  
KT9 2LA  
£339,950**

**FIRST FLOOR MAISONETTE**

**TWO BEDROOMS**

**17'11 X 15'3 LIVING ROOM**

**10' X 9'7 KITCHEN**

**WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

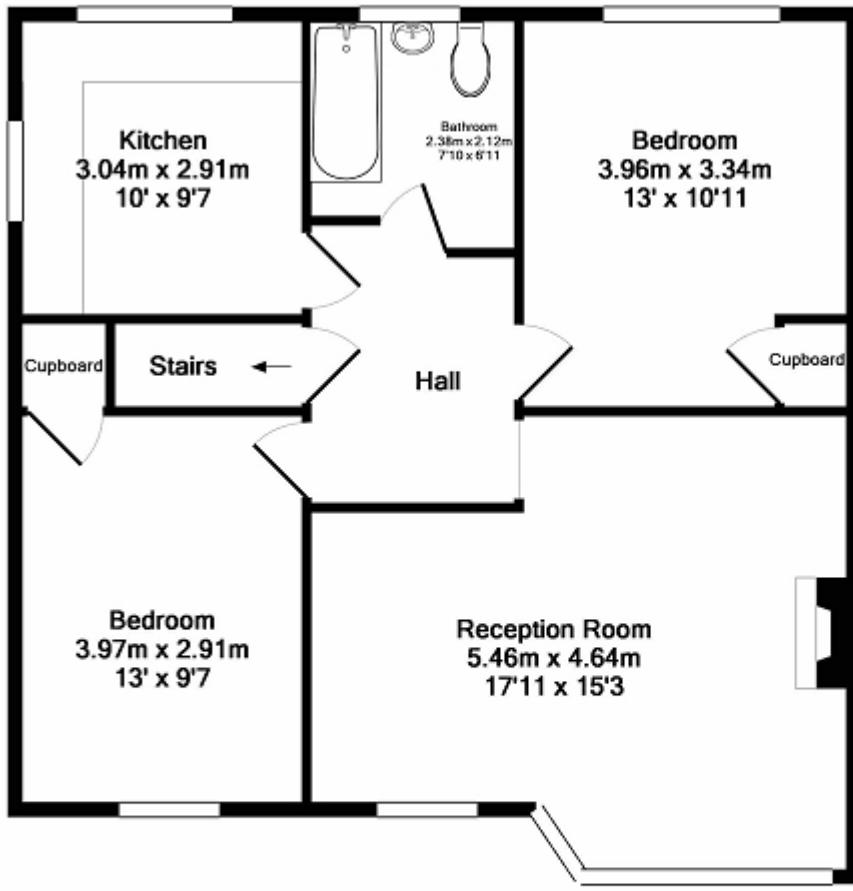
**GAS CENTRAL HEATING**

**39' X 29' REAR GARDEN**

**WELL PRESENTED**

**AN IDEAL FIRST TIME BUY**





Total Approx. Floor Area 68.3 Sq.M. (736 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	64
(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.