



**57 PARBURY RISE  
CHESSINGTON  
KT9 2ER  
£525,000**

**DETACHED BUNGALOW**

**TWO BEDROOMS**

**24'5 X 15'3 KITCHEN, DINING LIVING ROOM**

**17'5 X 9'11 (MAX) CONSERVATORY**

**SHOWER WET ROOM**

**DOUBLE GLAZED WINDOWS**

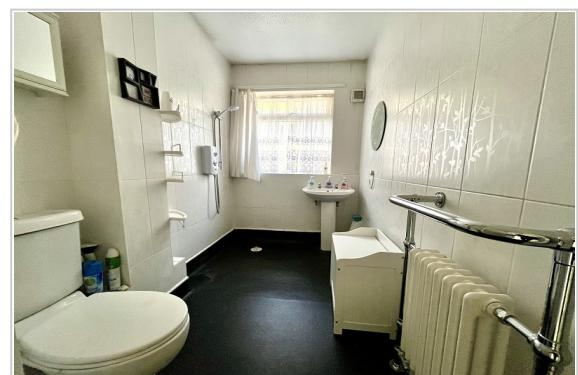
**GAS CENTRAL HEATING**

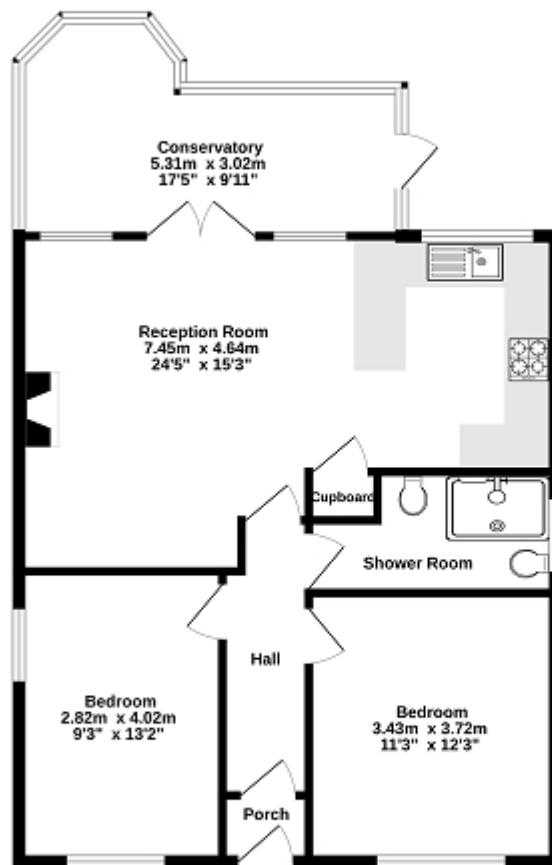
**33' X 27' SOUTH FACING GARDEN**

**OFF STREET PARKING AND GARAGE IN BLOCK**

**CUL DE SAC LOCATION**

**NO FORWARD CHAIN**





TOTAL FLOOR AREA : 76.8 sq.m. (827 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 errors, omissions or even inaccuracies. The floorplan is for guidance only and should not be used as a guide 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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.