



**11 LEATHERHEAD ROAD
CHESSINGTON
KT9 2HN
£850,000**

EXTENDED SEMI DETACHED HOUSE

FIVE DOUBLE BEDROOMS

TWO RECEPTION ROOMS

15'8 X 13'9 KITCHEN BREAKFAST ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

EN-SUITE SHOWER TO MAIN BEDROOM

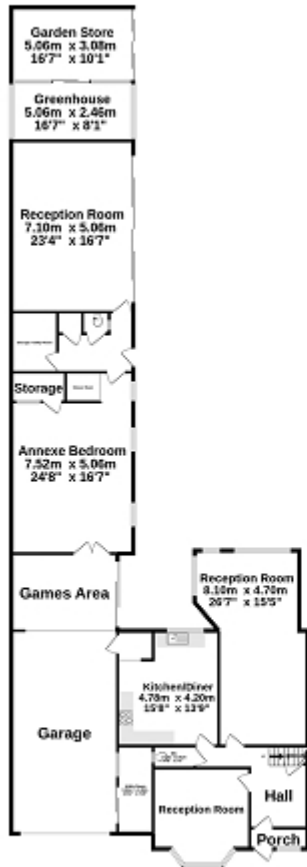
50' X 16'7 ANNEXE TO THE REAR

125' SOUTH EASTERLY GARDEN

GARAGE AND OFF STREET PARKING TO THE FRONT

VIEWINGS HIGHLY RECOMMENDED

Ground Floor
251.8 sq.m (2721 sq.ft) approx.



1st Floor
262.8 sq.m (2838 sq.ft) approx.



2nd Floor
25.8 sq.m (277 sq.ft) approx.



TOTAL FLOOR AREA: 374.4 sq.m (4030 sq.ft) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints 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 Intertop 02/22



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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.