



**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

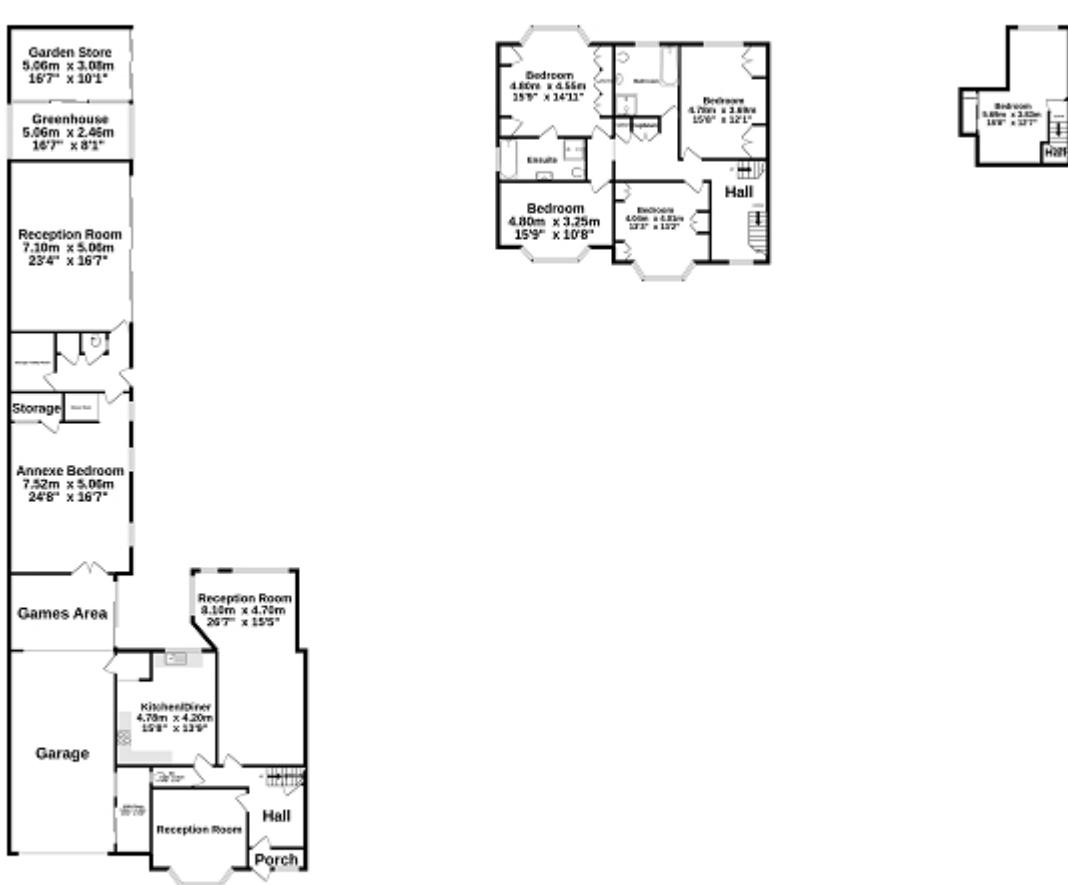
50' X 16'7 ANNEXE TO THE REAR

125' SOUTH EASTERLY GARDEN

GARAGE AND OFF STREET PARKING TO THE FRONT

VIEWINGS HIGHLY RECOMMENDED





TOTAL FLOOR AREA: 574.4 sq.m. (4030 sq.ft.) approx.

Whilst every effort 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 inaccuracy. This plan is for planning purposes only and should be used as such. Any prospective purchaser, tenant or occupier should seek their own professional advice. The services, systems and appliances shown have not been tested and no guarantee is given 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		
(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.