



**43 ORCHARD ROAD  
CHESSINGTON  
SURREY  
KT9 1AL  
£725,000**

**DETACHED HOUSE**

**THREE BEDROOMS**

**14'10 X 12'7 LIVING AREA**

**18'6 X 12'8 MODERN KITCHEN DINING ROOM**

**11'6 X 7'8 CONSERVATORY**

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

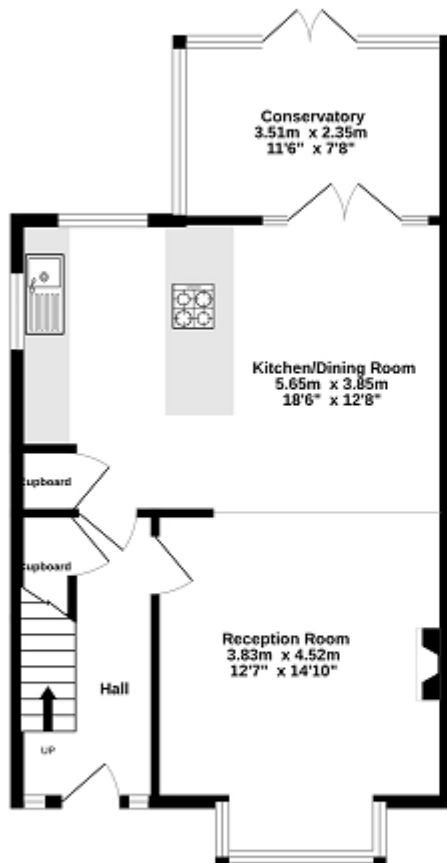
**90' REAR GARDEN**

**GARAGE AND PARKING**

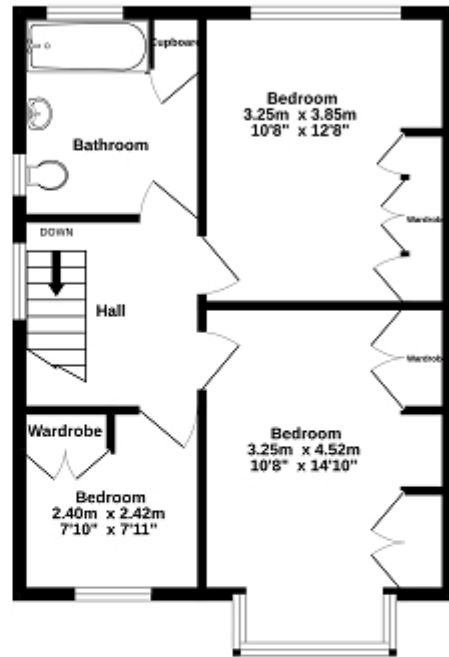
**SOUGHT AFTER LOCATION**



Ground Floor  
52.6 sq.m. (566 sq.ft.) approx.



1st Floor  
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA : 97.2 sq.m. (1046 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 Metaplan 10/2004



## 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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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.