



**33 Pemberley Chase, West Ewell, Surrey. KT19  
£425,000**

NO CHAIN. Fabulous two bedroom mid terrace house located in a quiet and convenient cul de sac. The property is very well presented and features a spacious front aspect lounge, modern kitchen dining room, two good size bedrooms and modern family bathroom. There is a well maintained garden to the rear, gas central heating, double glazed windows and off street parking for 2 cars. With Schools, shops and transport links close by viewing this wonderful property is highly recommended

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Chessington KT9 1NA  
Tel: 020 8391 1110

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West Ewell KT19 9XA  
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Registered Office: 442 Hook Road, Chessington, Surrey KT9 1NA Registered in England. Reg No 06503608  
VAT 985 8778 28



## Accommodation



Lounge (17' 6" x 12' 3") or (5.33m x 3.73m)





Kitchen/Dining Room (8' 10" x 12' 3") or (2.70m x 3.73m)



Bedroom 1 (8' 5" x 12' 3") or (2.56m x 3.73m)



Bedroom 2 (9' 0" x 12' 3") or (2.74m x 3.73m)



Bathroom (5' 9" x 9' 0") or (1.75m x 2.75m)





















### Floor Plan Disclaimer:-

This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.



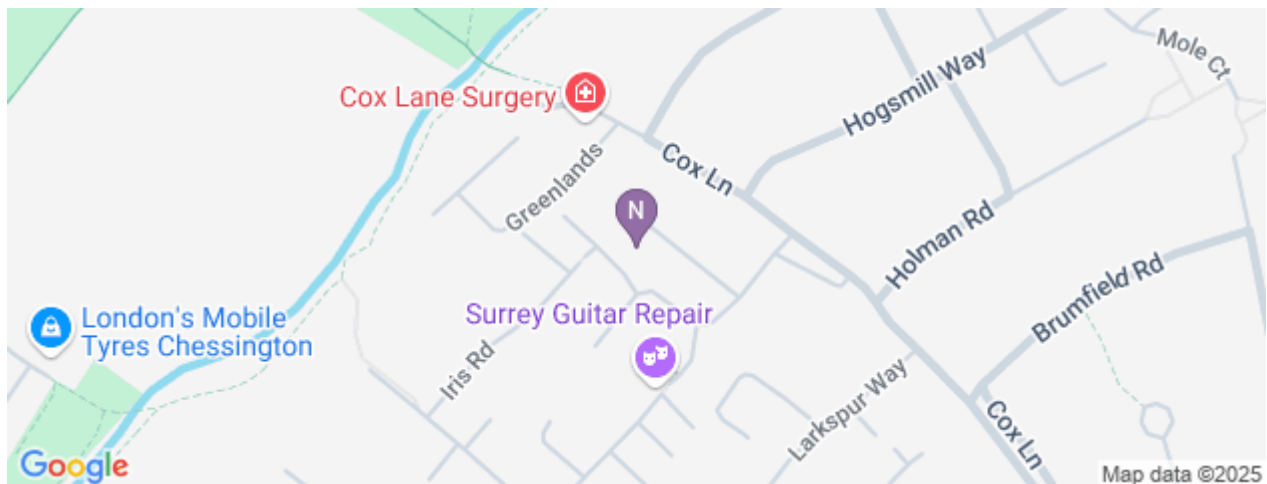
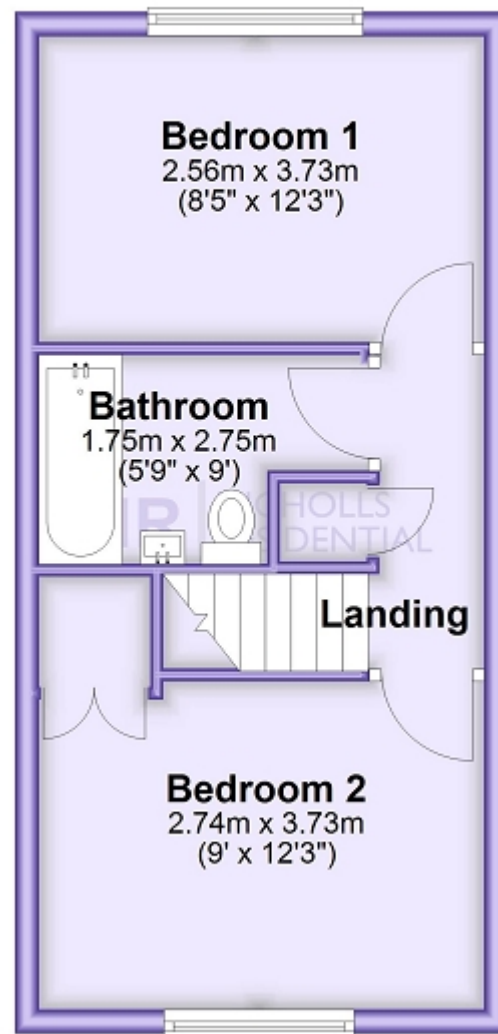
## Ground Floor

Approx. 31.6 sq. metres (339.6 sq. feet)




## First Floor

Approx. 30.3 sq. metres (326.0 sq. feet)





## 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>		
(39-54) <b>E</b>		
(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.

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