

**43 ORCHARD ROAD
CHESSINGTON
SURREY
KT9 1AL
£700,000**

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

MODERN BATHROOM

GAS CENTRAL HEATING

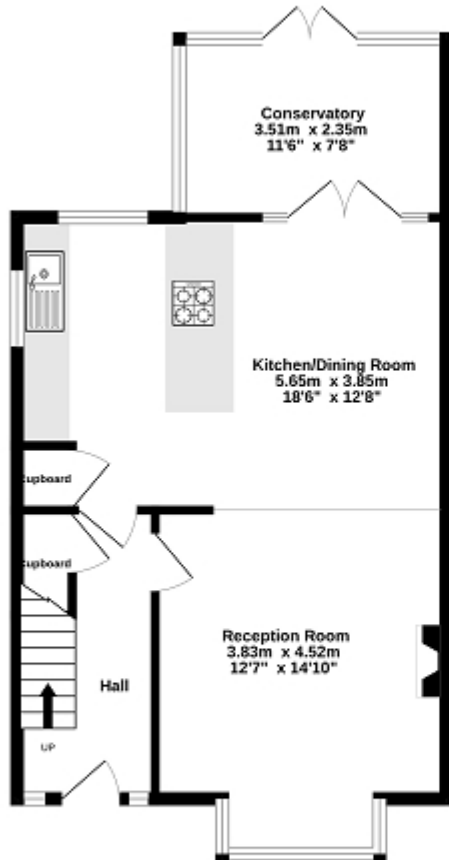
DOUBLE GLAZED WINDOWS

90' REAR GARDEN

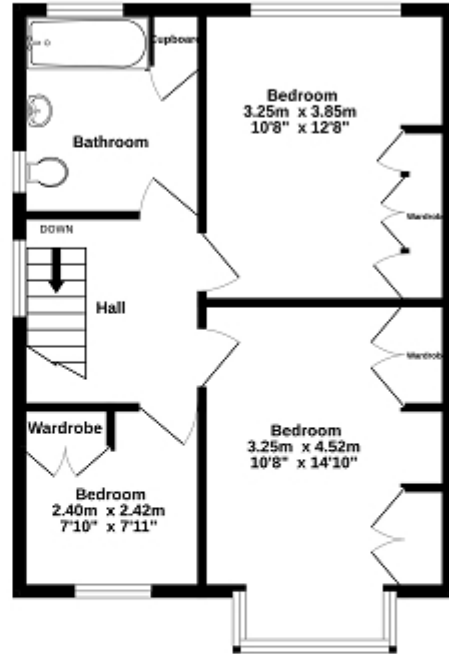
GARAGE AND PARKING

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(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.