

**256 HOOK ROAD
CHESSINGTON
SURREY
KT9 1PF
£535,000**

VICTORIAN DETACHED HOUSE

THREE DOUBLE BEDROOMS

TWO RECEPTION ROOMS

11'11 X 9'11 KITCHEN BREAKFAST ROOM

MODERN BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

83' WESTERLY FACING GARDEN

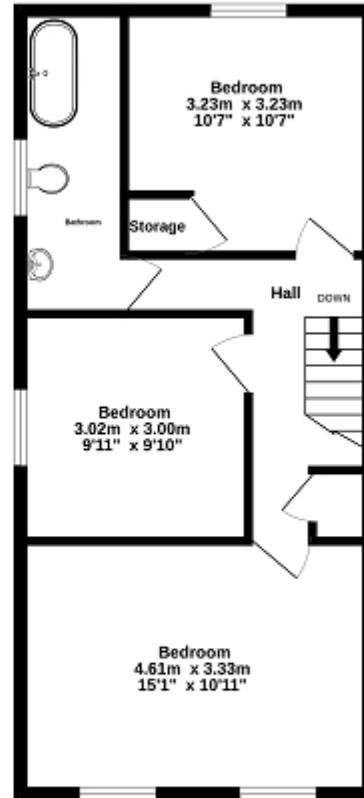
OFF STREET PARKING FOR A SMALL CAR

AN IDEAL FAMILY HOME

Ground Floor
48.6 sq.m. (524 sq.ft.) approx.



1st Floor
47.6 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA: 96.3 sq.m. (1036 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with IdeoLogic (2004)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(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.