



**7 VALLIS WAY
CHESSINGTON
SURREY
KT9 1PX
OFFERS IN EXCESS OF
£650,000**

EXTENDED SEMI DETACHED HOUSE

THREE DOUBLE BEDROOMS

26'4 X 10'11 LIVING ROOM

12'4 X 10'8 MODERN KITCHEN DINING ROOM

EN-SUITE SHOWER TO BEDROOM ONE

12'5 X 9'4 CONSERVATORY

DOUBLE GLAZED WINDOWS

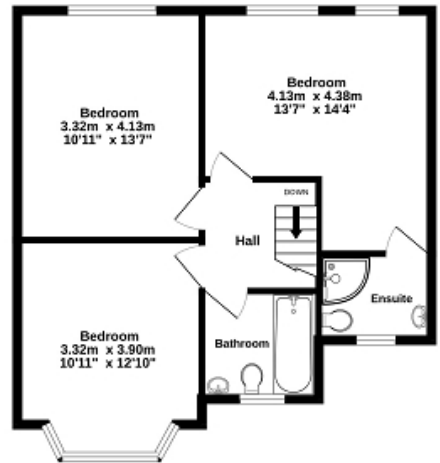
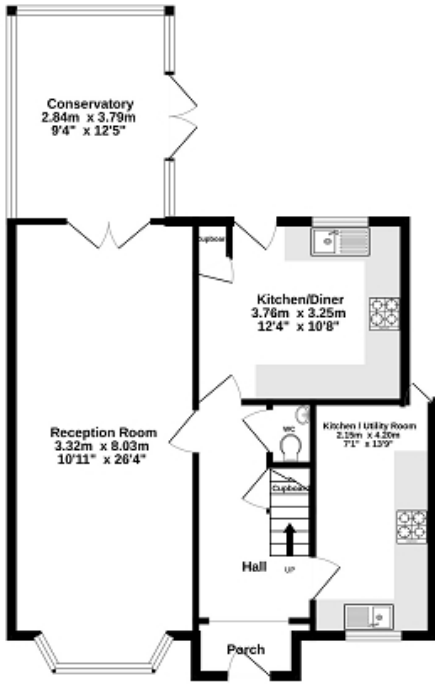
GAS CENTRAL HEATING

52' X 27' SOUTH WESTERLY FACING GARDEN

OFF STREET PARKING

Ground Floor
77.4 sq.m. (833 sq.ft.) approx.

1st Floor
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA : 130.0 sq.m. (1399 sq.ft.) approx.

Whilst every attempt 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 mis-statement. This plan is for illustrative 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		82
(69-80) C		
(55-68) D	67	
(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.