

**33 CEDARCROFT ROAD
CHESSINGTON
SURREY
KT9 1RS
£635,000**

FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE

ONE BEDROOM ANNEXE TO THE SIDE

22'8 X 11'2 LIVING ROOM

16'7 X 9'4 KITCHEN DINING ROOM

BATHROOM AND TWO SHOWER ROOMS

DOUBLE GLAZED WINDOWS

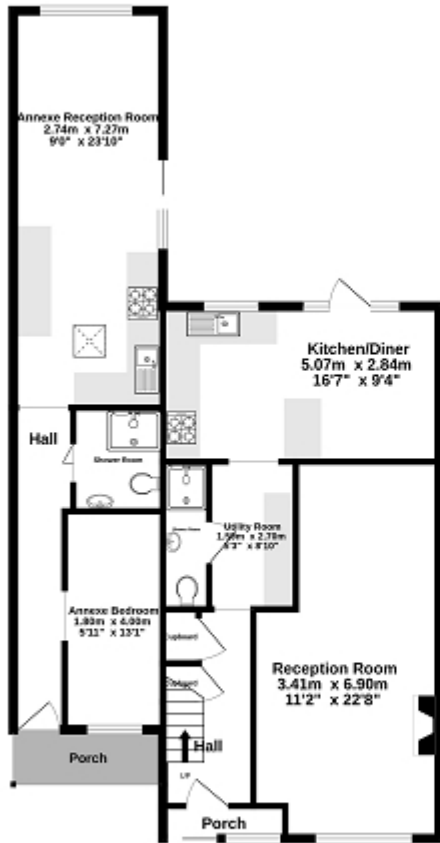
GAS CENTRAL HEATING

55' SOUTH EASTERLY FACING GARDEN

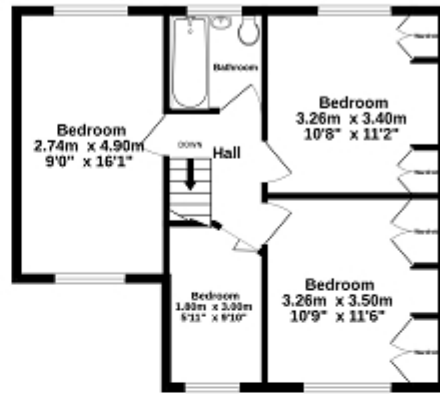
OFF STREET PARKING

VIEWINGS HIGHLY RECOMMENDED

Ground Floor
84.9 sq.m. (914 sq.ft.) approx.



1st Floor
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA : 133.3 sq.m. (1435 sq.ft.) approx.

While 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.
Made with Metropix 02024



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.