



**3 ELMCROFT CLOSE
CHESSINGTON
SURREY
KT9 1DX
£525,000**

DETACHED BUNGALOW

TWO BEDROOMS

22'8 X 15'8 LIVING ROOM

10'4 X 8'5 KITCHEN

SHOWER ROOM WITH SEPARATE TOILET

DOUBLE GLAZED WINDOWS

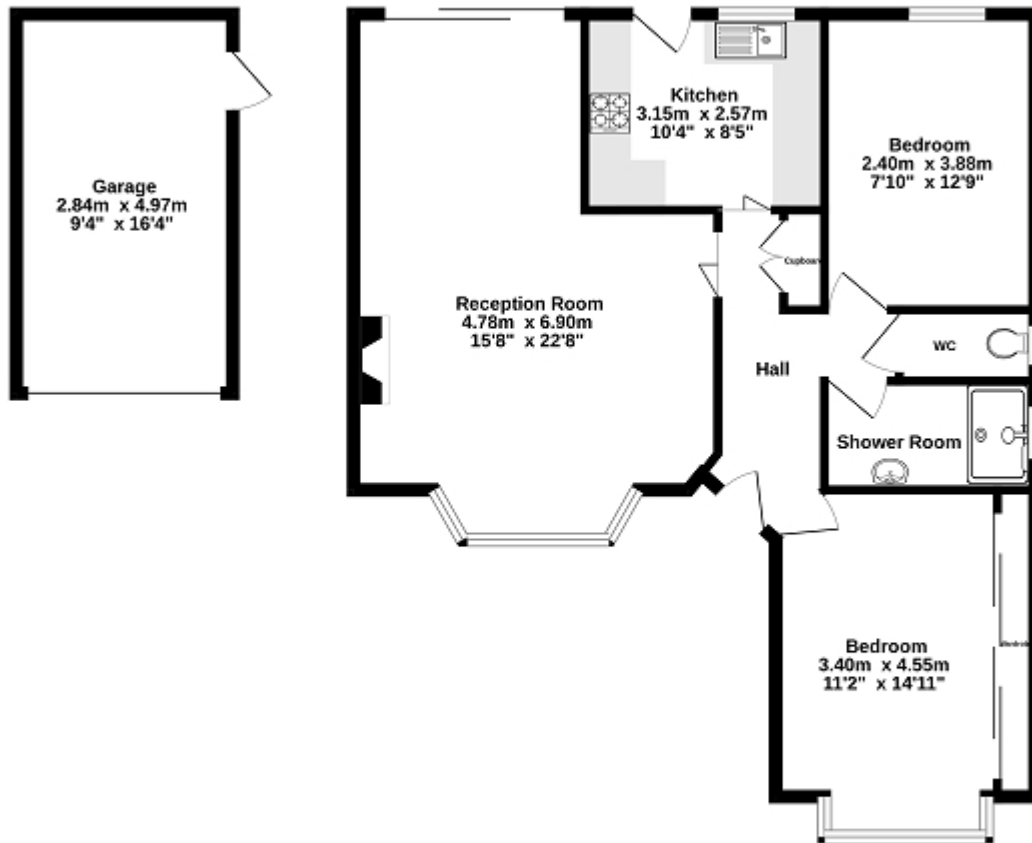
GAS CENTRAL HEATING

55' X 53' EASTERLY FACING GARDEN

GARAGE WITH OWN DRIVEWAY

UPDATING REQUIRED

Ground Floor
86.1 sq.m. (927 sq.ft.) approx.



TOTAL FLOOR AREA: 86.1 sq.m. (927 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 02004



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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.