



**51 LEATHERHEAD ROAD  
CHESSINGTON  
SURREY  
KT9 2HN  
£635,000**

**EXTENDED DETACHED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION AREAS**

**17'6 MODERN KITCHEN, FAMILY BREAKFAST ROOM**

**14'6 X 12'6 CONSERVATORY**

**DOUBLE GLAZING & GAS CENTRAL HEATING**

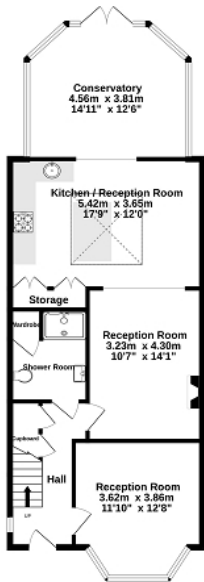
**19'8 X 15'3 GARDEN OFFICE/STUDIO ROOM**

**124' SOUTH EASTERLY FACING GARDEN**

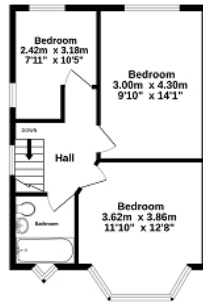
**OFF STREET PARKING**

**WELL PRESENTED THROUGHOUT**

Ground Floor  
77.2 sq.m. (831 sq.ft.) approx.



2nd Floor  
41.6 sq.m. (447 sq.ft.) approx.



Ground Floor  
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA: 118.8 sq.m. (1278 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, doors 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 for any prospective purchase. The services, systems and equipment shown here are not intended to constitute any guarantee, and their availability or otherwise remains open.  
Scale: 1:500 (1:1500 US)



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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 77        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 54                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>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.