



**40 MOORFIELD ROAD
CHESSINGTON
SURREY
KT9 1AU
OFFERS IN EXCESS OF
£515,000**

EXTENDED SEMI DETACHED HOUSE

THREE BEDROOMS

24'6 X 12'10 LOUNGE DINING ROOM

15'1 X 8'2 FURTHER RECEPTION

11'9 X 8'4 KITCHEN

DOUBLE GLAZED WINDOWS

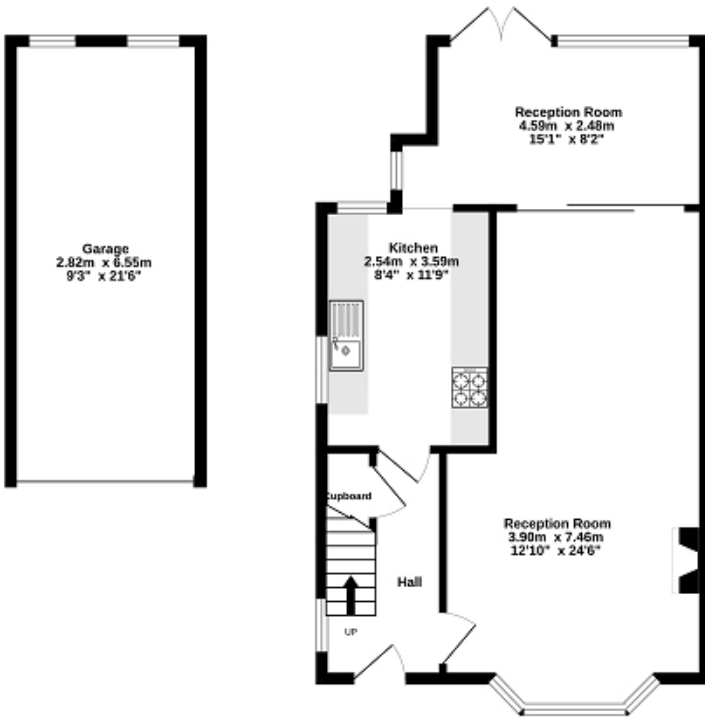
GAS CENTRAL HEATING

58' SOUTH WESTERLY FACING GARDEN

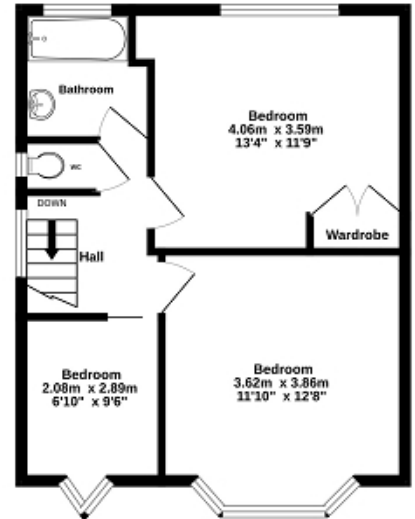
GARAGE AND OFF STREET PARKING

SOME UPDATING REQUIRED

Ground Floor
69.5 sq.m. (748 sq.ft.) approx.



1st Floor
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 110.5 sq.m. (1189 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.