



**33 MOUNT ROAD  
CHESSINGTON  
SURREY  
KT9 1JQ  
£450,000**

**EXTENDED TERRACED HOUSE**

**TWO BEDROOMS**

**12'3 X 12'3 LIVING ROOM**

**22'8 X 15'5 KITCHEN, FAMILY BREAKFAST ROOM**

**BATHROOM & SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

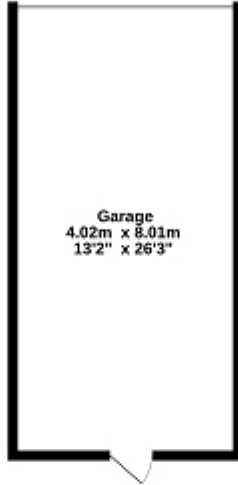
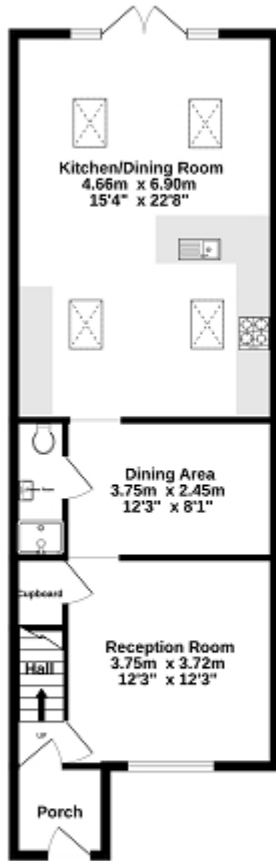
**GAS CENTRAL HEATING**

**140' REAR GARDEN**

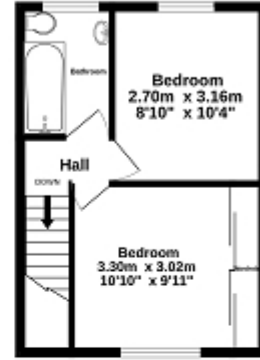
**GARAGE AND PARKING**

**NO FORWARD CHAIN**

Ground Floor  
95.8 sq.m. (1032 sq.ft.) approx.



1st Floor  
26.8 sq.m. (289 sq.ft.) approx.



TOTAL FLOOR AREA: 122.7 sq.m. (1320 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.  
Made with Metropix 02/2024



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>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.