



**55 CHURCH LANE  
CHESSINGTON  
SURREY  
KT9 2DN  
£389,950**

**TERRACED HOUSE**

**TWO BEDROOMS**

**13'9 X 10'2 RECEPTION ROOM**

**10'2 X 7'11 KITCHEN**

**MODERN WHITE SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**53' SOUTHERLY FACING GARDEN**

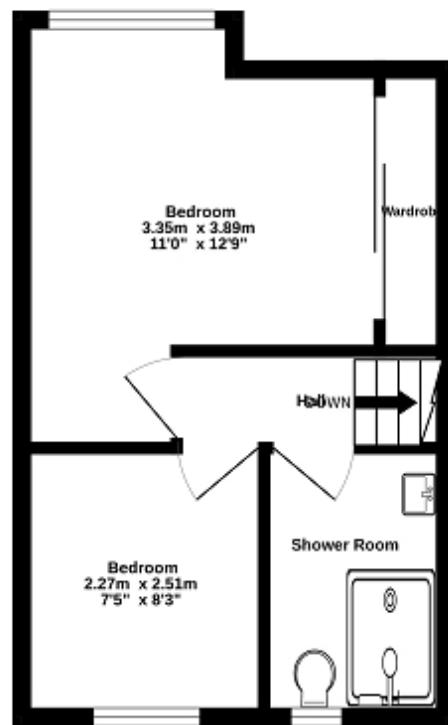
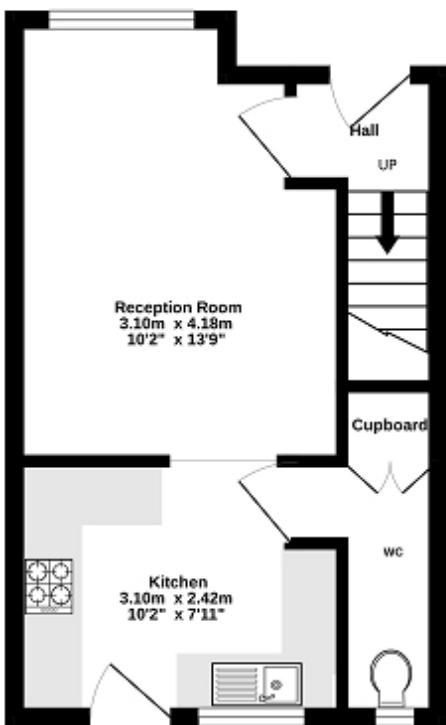
**WELL PRESENTED**

**PARKING AND GARAGE TO REAR**



Ground Floor  
25.2 sq.m. (271 sq.ft.) approx.

1st Floor  
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA: 50.4 sq.m. (543 sq.ft.) approx.

Whilst every effort 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 Measuring ©2025

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) A                                     |                            |           |
| (81-91) B                                   |                            | 91        |
| (69-80) C                                   | 71                         |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England, Scotland & Wales                   | 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.