



**273 HOOK ROAD
CHESSINGTON
KT9 1EQ
OFFERS IN EXCESS OF
£425,000**

EXTENDED SEMI DETACHED HOUSE

TWO DOUBLE BEDROOMS

TWO RECEPTION ROOMS

9'10 X 8'8 KITCHEN

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

79' EASTERLY FACING REAR GARDEN

GARAGE WITH OWN DRIVEWAY

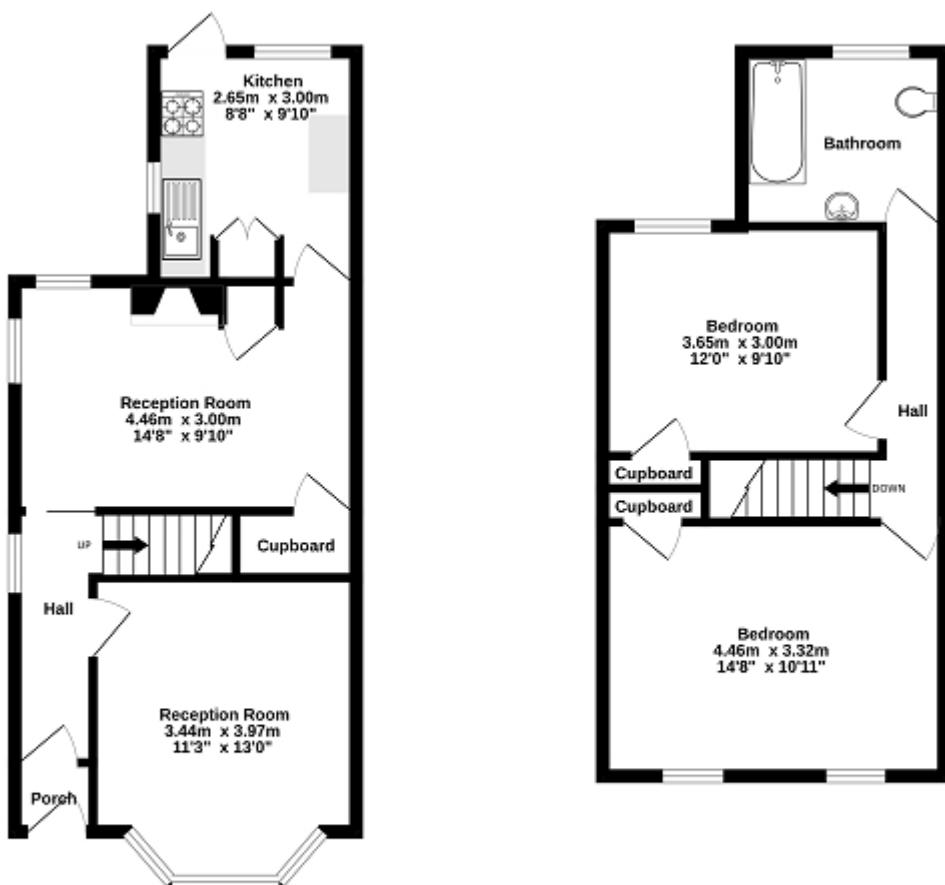
UPDATING REQUIRED THROUGHOUT

NO FORWARD CHAIN



Ground Floor
45.0 sq.m. (484 sq.ft.) approx.

1st Floor
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 84.5 sq.m. (910 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 inaccuracy. The floorplan is for guidance only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(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.