



**14 STOKESBY ROAD  
CHESSINGTON  
KT9 2DU  
£425,000**

**EXTENDED TERRACE HOUSE**

**TWO BEDROOMS**

**TWO RECEPTION AREAS**

**14' X 10' KITCHEN BREAKFAST ROOM**

**MODERN SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**68' REAR GARDEN**

**WELL PRESENTED**

**AN IDEAL FIRST TIME BUY**



GROUND FLOOR  
411 sq ft (38.1 sq m) approx1ST FLOOR  
261 sq ft (24.1 sq m) approx

Rating A (100-143) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.