



**67 CLAYTON ROAD
CHESSINGTON
KT9 1NQ
£425,000**

SEMI DETACHED VICTORIAN COTTAGE

TWO DOUBLE BEDROOMS

TWO RECEPTION ROOMS

12'5 X 7'4 MODERN KITCHEN

MODERN BATHROOM SUITE

DOUBLE GLAZED

GAS CENTRAL HEATING

27' SOUTH FACING REAR GARDEN

WELL PRESENTED THROUGHOUT

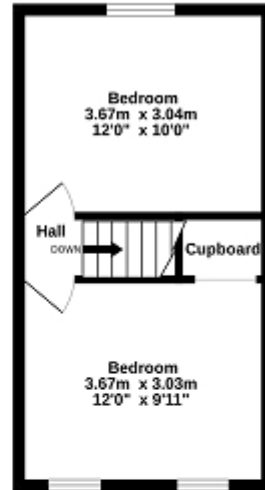
VIEWINGS HIGHLY RECOMMENDED



Ground Floor
38.8 sq.m. (418 sq.ft.) approx.



1st Floor
26.7 sq.m. (287 sq.ft.) approx.



TOTAL FLOOR AREA : 65.5 sq.m. (705 sq.ft.) approx.

While 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 misstatement. 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 Metropac 1/2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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.