



**4 ELMCROFT CLOSE  
CHESSINGTON  
KT9 1DX  
OFFERS IN EXCESS OF  
£500,000**

**EXTENDED DETACHED BUNGALOW**

**TWO BEDROOMS**

**TWO RECEPTION ROOMS**

**11'11 X 10' KITCHEN**

**WET ROOM**

**DOUBLE GLAZED WINDOWS**

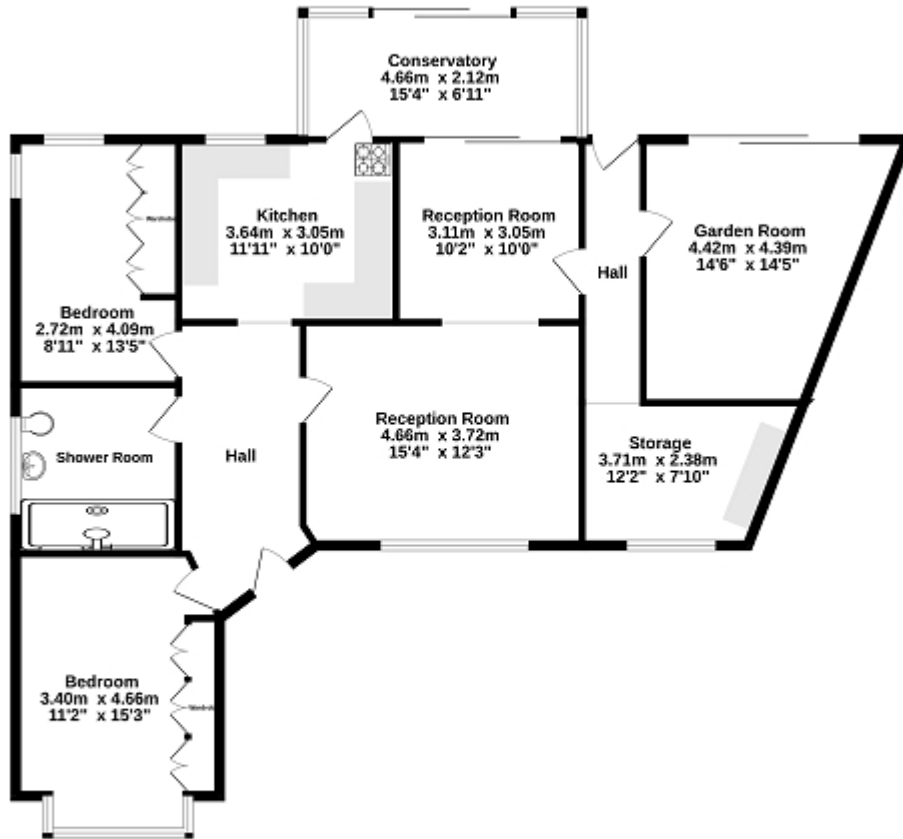
**GAS CENTRAL HEATING**

**REAR GARDEN**

**UPDATING REQUIRED THROUGHOUT**

**NO FORWARD CHAIN**

Ground Floor  
110.9 sq.m. (1194 sq.ft.) approx.



TOTAL FLOOR AREA: 110.9 sq.m. (1194 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of floors, 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 floorplan 12025



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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.