



**63 CLAYTON ROAD  
CHESSINGTON  
KT9 1NQ  
OFFERS IN EXCESS OF  
£400,000**

**EXTENDED VICTORIAN SEMI DETACHED HOUSE**

**TWO/THREE BEDROOMS**

**13'2 X 12'4 LIVING ROOM**

**12'4 X 10'2 MODERN KITCHEN DINING ROOM**

**15'5 X 7'5 THIRD BEDROOM/RECEPTION ROOM**

**MODERN GROUND FLOOR SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

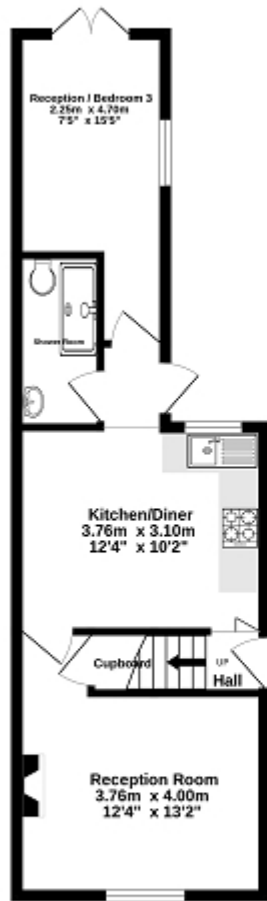
**GAS CENTRAL HEATING**

**COURTYARD GARDEN**

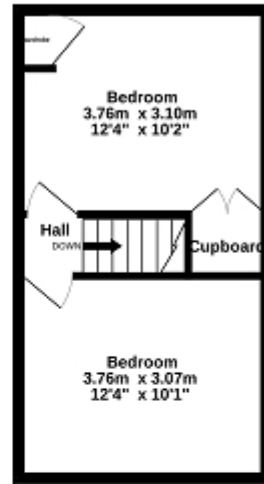
**WELL PRESENTED**



Ground Floor  
41.6 sq.m. (448 sq.ft.) approx.



1st Floor  
28.1 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA : 69.7 sq.m. (750 sq.ft.) approx.

We'll 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 Metaplan 02/08



## Energy Efficiency Rating

|                                                              | Current | Potential |
|--------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                  |         |           |
| (92+) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                                             |         | 86        |
| (69-80) <b>C</b>                                             |         |           |
| (55-68) <b>D</b>                                             | 65      |           |
| (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.