



**2 BURTON CLOSE
CHESSINGTON
KT9 2HT
OFFERS IN EXCESS OF
£625,000**

EXTENDED SEMI DETACHED HOUSE

THREE/FOUR BEDROOMS

THREE RECEPTION AREAS

MODERN KITCHEN BREAKFAST ROOM

MODERN SHOWER ROOM

TRIPLE GLAZED WINDOWS

GAS CENTRAL HEATING

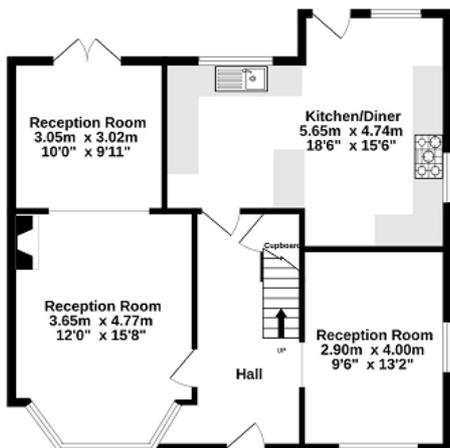
45' X 29' SOUTH FACING GARDEN

OFF STREET PARKING

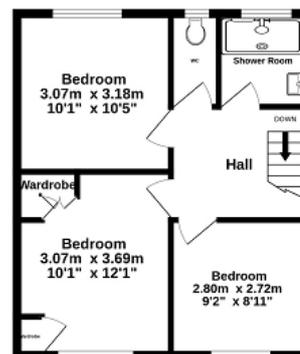
CUL DE SAC LOCATION

AN IDEAL FAMILY HOME

Ground Floor
71.2 sq.m. (766 sq.ft.) approx.



1st Floor
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 113.8 sq.m. (1225 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 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.