



**14 THRIGBY ROAD  
CHESSINGTON  
KT9 2AQ  
OFFERS IN EXCESS OF  
£400,000**

**TERRACED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION ROOMS**

**8' X 5'3 GALLEY KITCHEN**

**WHITE BATHROOM SUITE**

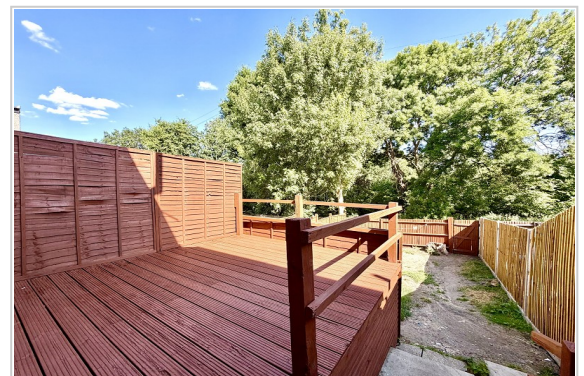
**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

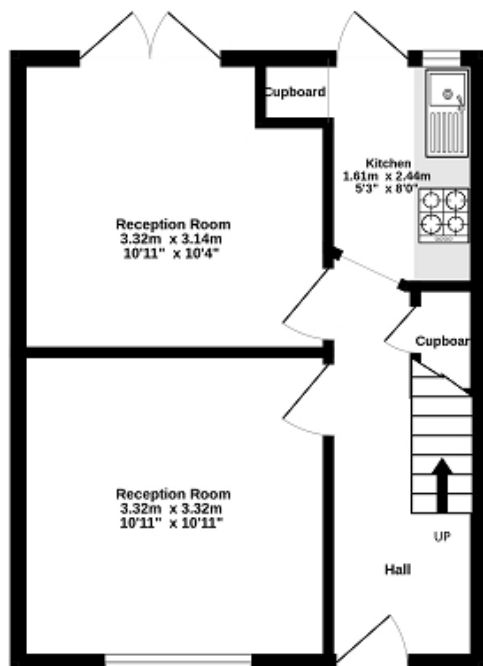
**42' SOUTHERLY FACING GARDEN**

**CUL DE SAC LOCATION**

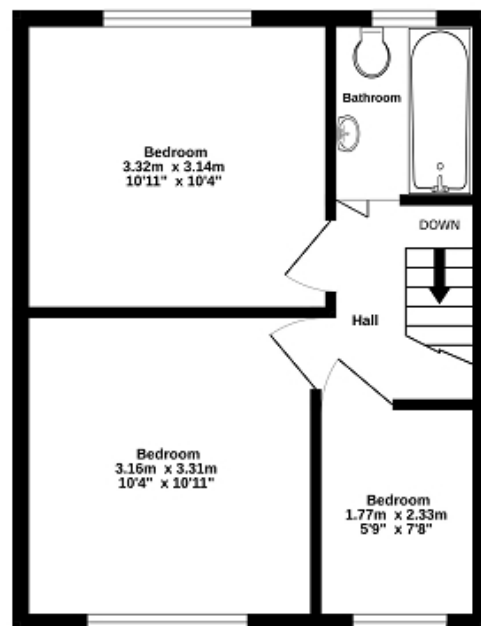
**NO FORWARD CHAIN**



Ground Floor  
32.5 sq.m. (350 sq.ft.) approx.



1st Floor  
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 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 |
|--------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                  |         |           |
| (92+) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                                             |         | 82        |
| (69-80) <b>C</b>                                             |         |           |
| (55-68) <b>D</b>                                             | 61      |           |
| (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.