



**4 ST MARYS CLOSE
CHESSINGTON
KT9 2EG
£525,000**

GEORGIAN STYLE TERRACED HOUSE

THREE BEDROOMS

MODERN OPEN PLAN KITCHEN, LIVING DINING ROOM

SHOWER ROOM AND BATHROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

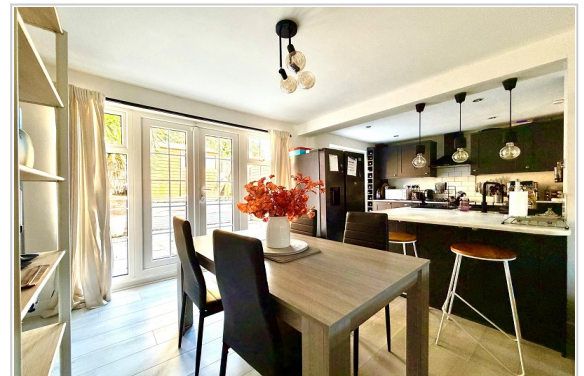
43' X 19' REAR GARDEN

GARAGE IN BLOCK

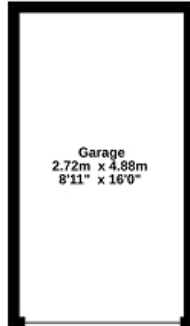
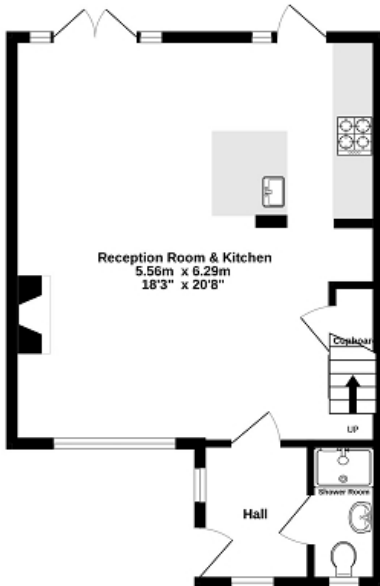
CUL DE SAC LOCATION

WELL PRESENTED

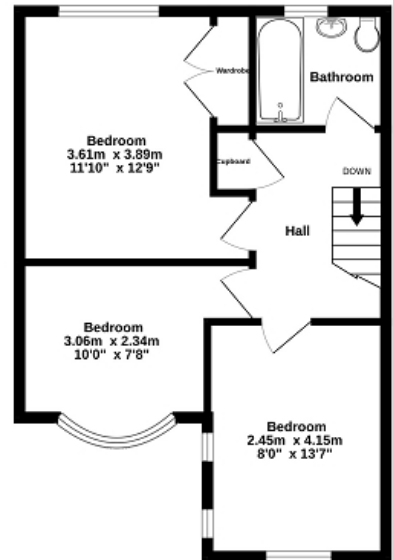
AN IDEAL FIRST TIME BUY OR FAMILY HOME



Ground Floor
56.3 sq.m. (606 sq.ft.) approx.



1st Floor
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 99.3 sq.m. (1069 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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.