



**71 HEMSBY ROAD
CHESSINGTON
KT9 2DY
£450,000**

EXTENDED TERRACE HOUSE

TWO BEDROOMS

22'3 X 10'7 LOUNGE DINING ROOM

13' X 12'2 KITCHEN BREAKFAST ROOM

MODERN BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

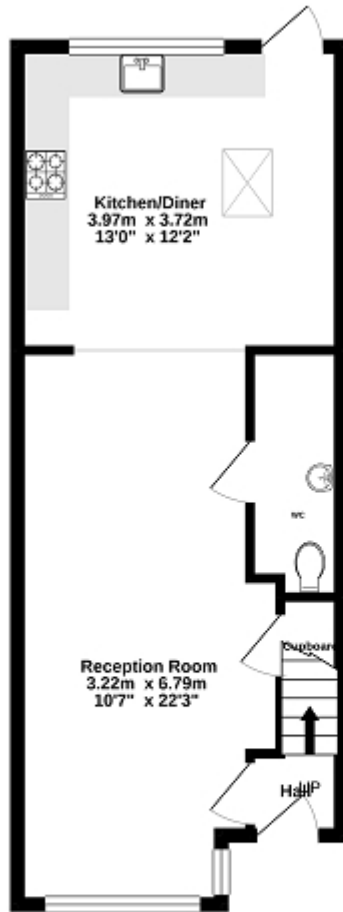
66' SOUTH EASTERLY FACING GARDEN

OFF STREET PARKING

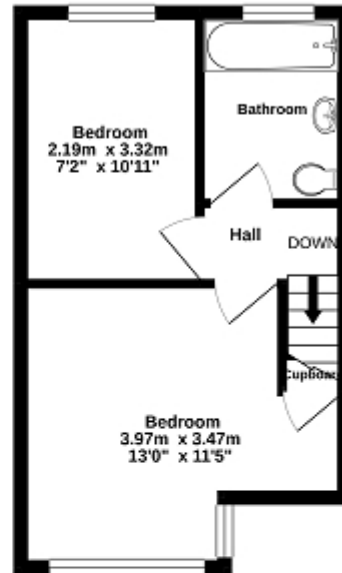
WELL PRESENTED

AN IDEAL FIRST TIME BUY

Ground floor
40.5 sq.m. (436 sq.ft.) approx.



1st floor
25.7 sq.m. (277 sq.ft.) approx.



TOTAL FLOOR AREA : 66.2 sq.ft. (712 sq.ft.) approx.

We have every effort 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.
Made with floorplan 11/2015



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	74	
(55-68) D		
(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.