



**91 CHESHIRE GARDENS  
CHESSINGTON  
KT9 2PT  
OFFERS IN EXCESS OF  
£450,000**

**EXTENDED SEMI DETACHED BUNGALOW**

**TWO BEDROOMS**

**11'11 X 9'11 LIVING ROOM**

**19' X 9'9 FAMILY ROOM**

**9'5 X 9'1 MODERN KITCHEN**

**DOUBLE GLAZED WINDOWS  
DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**45' X 25' SOUTH EASTERLY GARDEN**

**GARAGE AND OFF STREET PARKING**

**CUL DE SAC LOCATION**

CHESHIRE GARDENS KT9



Approximate Gross Internal Floor Area: 68 m sq / 733 sq ft  
 Garage Area: 15 m sq / 166 sq ft  
 Total Area: 83 m sq / 899 sq ft

We've every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are not to scale and are for representation purposes only as defined by RICS.   
 \*Check all measuring practices and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for total guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <span style="float: right;">                     EU Directive 2002/91/EC                      </span>		

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.