



**75 REYNOLDS AVENUE  
CHESSINGTON  
SURREY  
KT9 2LQ  
£340,000**

**FIRST FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**17'5 X 13' LIVING ROOM**

**9'10 X 9'5 KITCHEN**

**WHITE BATHROOM SUITE**

**GAS CENTRAL HEATING**

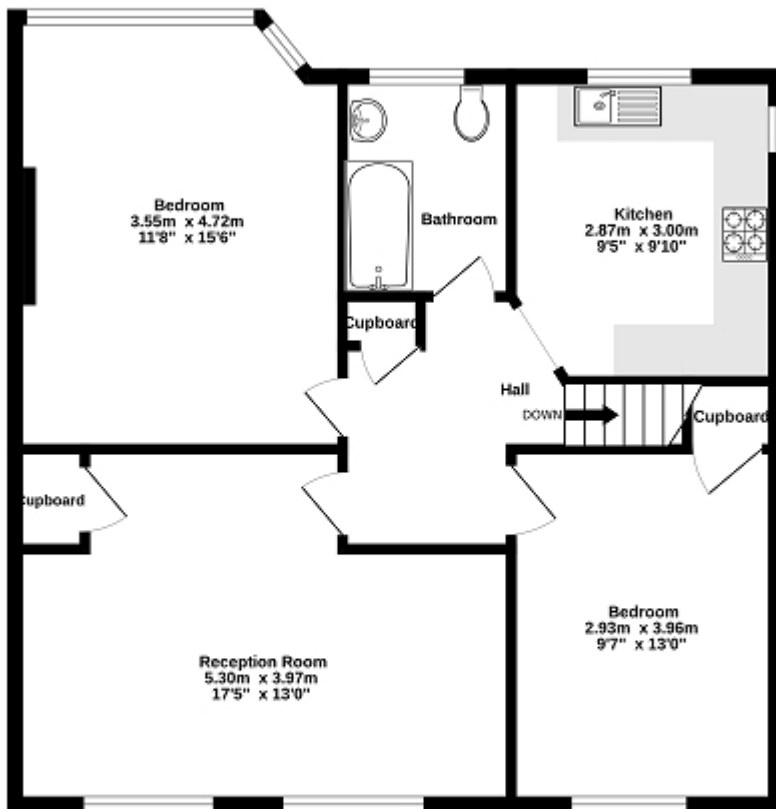
**DOUBLE GLAZED WINDOWS**

**59' X 54' SOUTH FACING REAR GARDEN**

**LEASE IN THE REGION OF 170 YEARS**

**AN IDEAL FIRST TIME BY**

1st Floor



TOTAL FLOOR AREA : 65.7 sq.m. (707 sq.ft.) approx.

While 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.  
Made with Metaplan 03/03

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(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>	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.