



**73 CLAYTON ROAD
CHESSINGTON
KT9 1NQ
OFFERS IN EXCESS OF
£400,000**

EXTENDED TERRACED VICTORIAN COTTAGE

TWO DOUBLE BEDROOMS

13'1 X 9'11 LIVING ROOM

13'1 X 9'10 MODERN KITCHEN

9'10 X 6'8 DINING AREA

GROUND FLOOR BATHROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

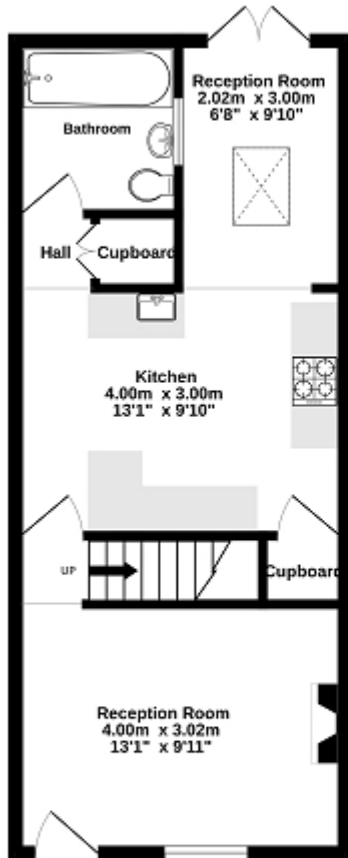
32' SOUTHERLY FACING GARDEN

WELL PRESENTED

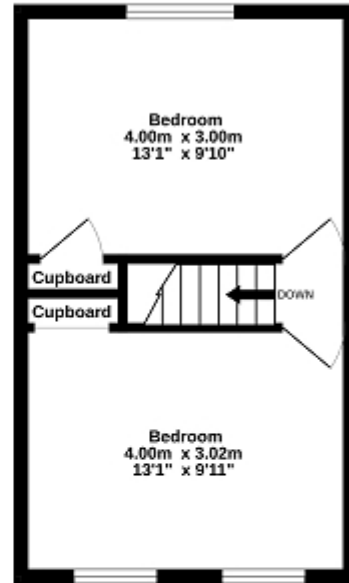
AN IDEAL FIRST TIME BUY



Ground Floor
40.8 sq.m. (439 sq.ft.) approx.



1st Floor
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 69.6 sq.m. (749 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan studio



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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.