



**37 STATION ROAD
CHESSINGTON
KT9 1AX
OFFERS IN EXCESS OF
£550,000**

EXTENDED SEMI DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

17'3 X 8'10 MODERN KITCHEN BREAKFAST ROOM

SHOWER ROOM & BATHROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

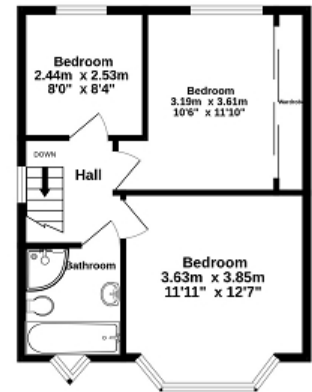
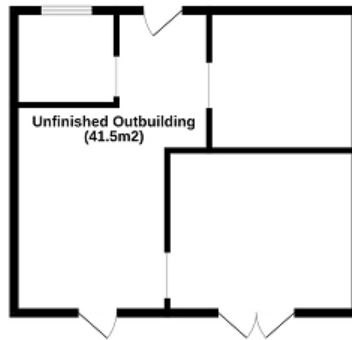
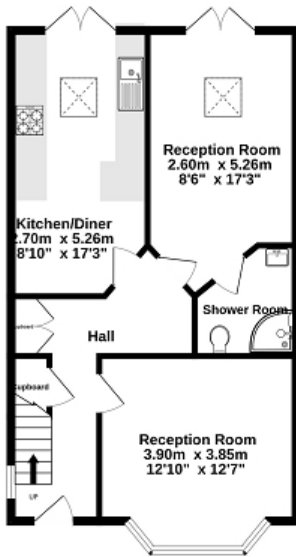
48' X 25' SOUTH EASTERLY GARDEN

41 SQUARE METER OUTBUILDING TO THE REAR

AN IDEAL FAMILY HOME

Ground Floor
99.7 sq.m. (1073 sq.ft.) approx.

1st Floor
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 143.0 sq.m. (1539 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	72	
(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.