



**121A SOMERSET AVENUE
CHESSINGTON
KT9 1PS
OFFERS IN EXCESS OF
£650,000**

EXTENDED DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

18'7 X 11'1 KITCHEN BREAKFAST ROOM

MODERN SHOWER ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

48' X 30' SOUTH FACING REAR GARDEN

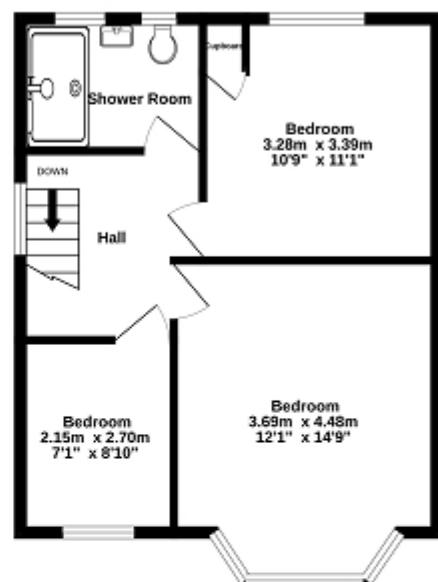
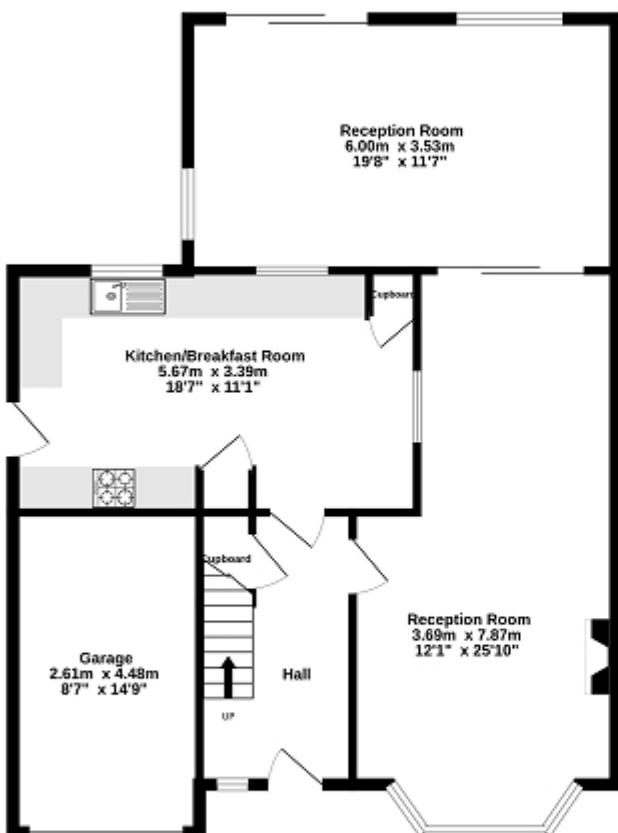
GARAGE AND OFF STREET PARKING

NO FORWARD CHAIN



Ground Floor
86.0 sq.m. (934 sq.ft.) approx.

1st Floor
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 131.8 sq.m. (1419 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 functionality or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.