



**69 CHURCH LANE
CHESSINGTON
KT9 2DN
OFFERS IN EXCESS OF
£500,000**

EXTENDED TERRACE HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

12' X 7'3 KITCHEN

MODERN SHOWER ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

72' SOUTH EASTERLY FACING GARDEN

17'3 X 10'6 GARDEN OFFICE

GARAGE TO REAR AND PARKING TO THE FRONT

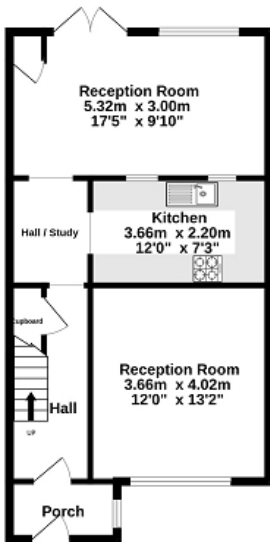
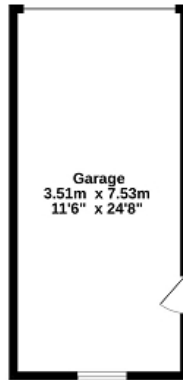
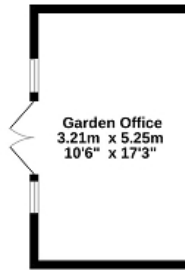
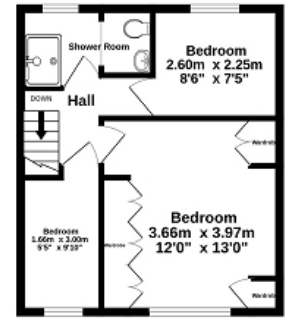
AN IDEAL FIRST TIME BUY OR FAMILY HOME

Telephone
020 8397 5151

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Website
www.compassea.co.uk

Ground Floor
96.5 sq.m. (1039 sq.ft.) approx.

1st Floor
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 131.0 sq.m. (1410 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		
(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.