



**38 NIGEL FISHER WAY
CHESSINGTON
KT9 2SN
£415,000**

TERRACE HOUSE

TWO BEDROOMS

13'5 X 12'11 LIVING ROOM

10'6 X 6'6 KITCHEN

MODERN BATHROOM

DOUBLE GLAZED WINDOWS

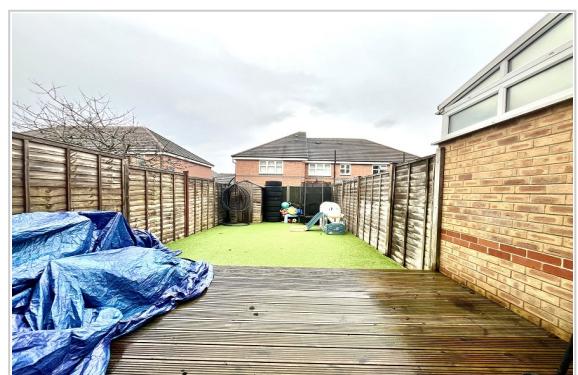
GAS CENTRAL HEATING

33' REAR GARDEN

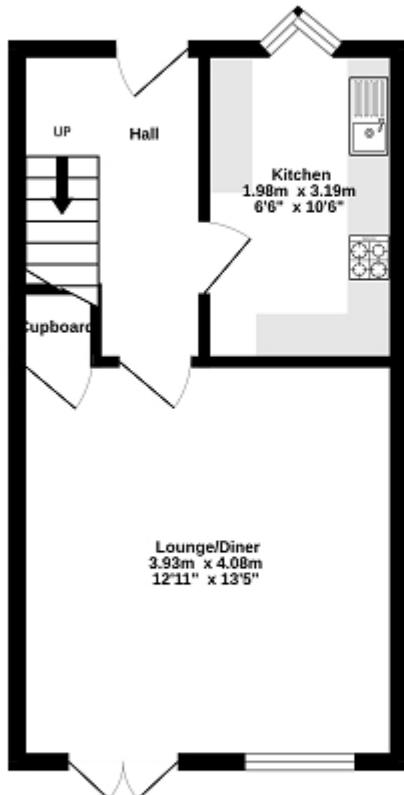
OFF STREET PARKING FOR TWO CARS

NO FORWARD CHAIN

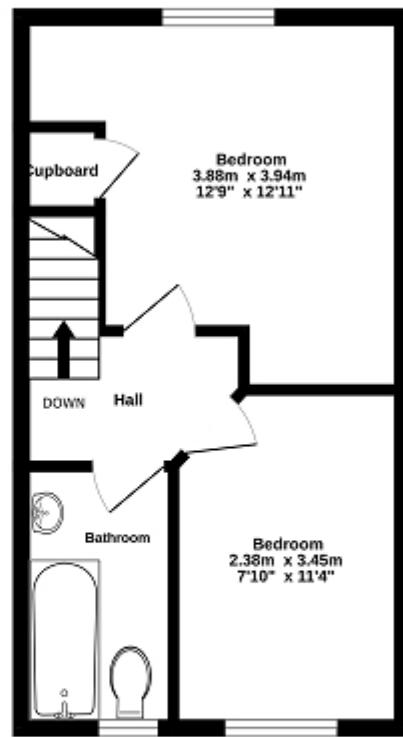
AN IDEAL FIRST TIME BUY



Ground floor
29.0 sq.m. (312 sq.ft.) approx.



1st floor
29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 is given as to their operability or efficiency can be given.
Ridgeway Ref: 01202 522220

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.