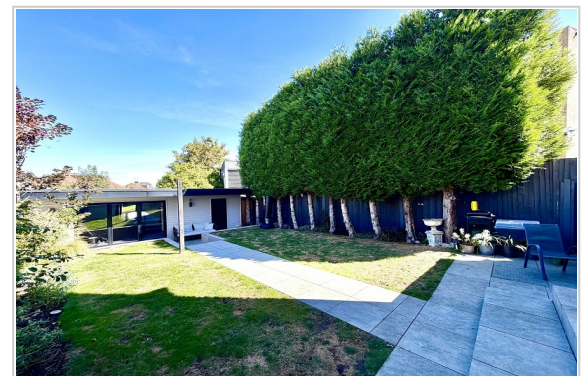




**35 COX LANE
CHESSINGTON
KT9 1DF
£600,000**

EXTENDED SEMI DETACHED HOUSE

FOUR BEDROOMS

TWO RECEPTION AREAS

23' L-SHAPED KITCHEN BREAKFAST ROOM

SHOWER ROOM & EN-SUITE BATHROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

16'5 X 14'2 OUTBUILDING/GYM

39' X 29' REAR GARDEN

OFF STREET PARKING

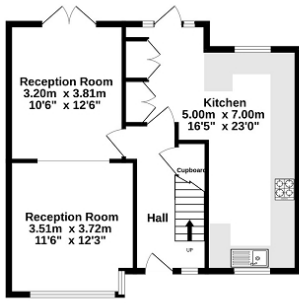
WELL PRESENTED

AN IDEAL FAMILY HOME

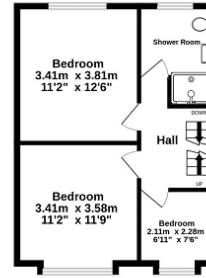
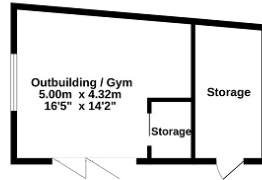
Telephone
020 8397 5151

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Website
www.compassea.co.uk

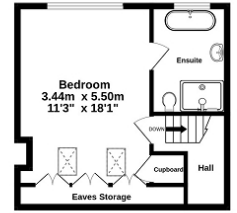
Ground Floor
56.7 sq.m. (610 sq.ft.) approx.



1st Floor
42.2 sq.m. (454 sq.ft.) approx.



2nd Floor
32.5 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 131.4 sq.m. (1414 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		86
(69-80) C	70	
(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.