



**4A ROEBUCK ROAD
CHESSINGTON
SURREY
KT9 1JU
£475,000**

DETACHED HOUSE

THREE BEDROOMS

16'5 X 15'6 LIVING AREA

10'2 X 8'8 DINING AREA

10'2 X 7'9 MODERN KITCHEN

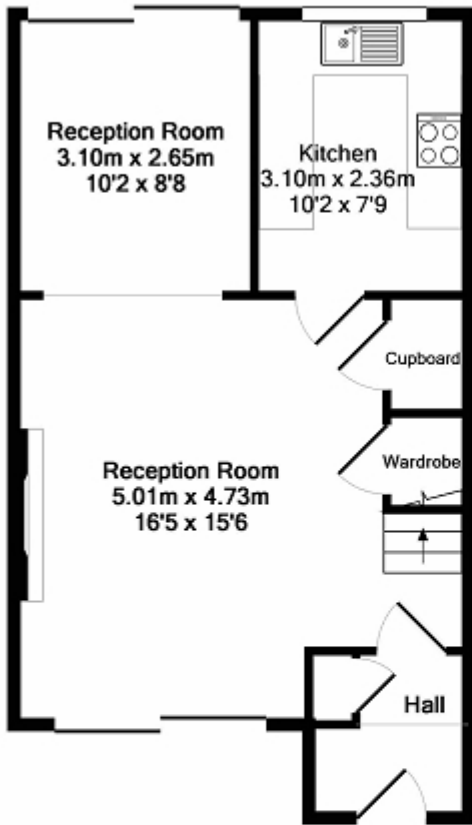
DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

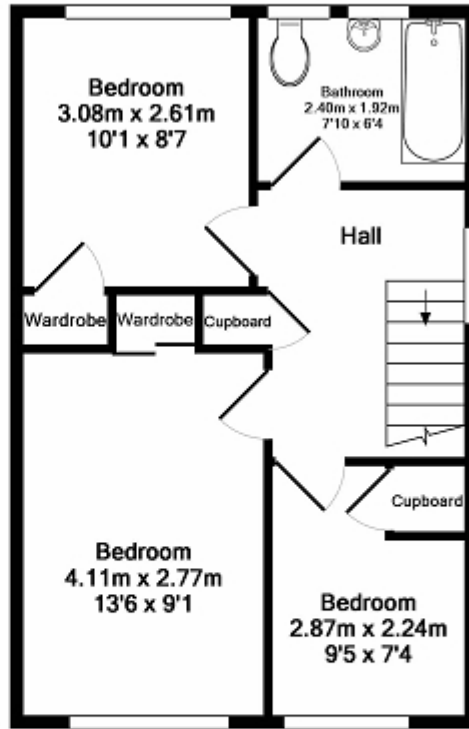
GARAGE WITH OWN DRIVEWAY

NO FORWARD CHAIN

VIEWINGS HIGHLY RECOMMENDED



Ground floor
Approx. Floor
Area 41.0 Sq.M.
(442 Sq.Ft.)



1st floor
Approx. Floor
Area 39.2 Sq.M.
(422 Sq.Ft.)

Total Approx. Floor Area 80.3 Sq.M. (864 Sq.Ft.)

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 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(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.