



**30 CHESHIRE GARDENS  
CHESSINGTON  
KT9 2PR  
£499,950**

**EXTENDED LINK TERRACE HOUSE**

**THREE BEDROOMS**

**OPEN PLAN KITCHEN, LIVING AND DINING ROOM**

**13' X 8'8 CONSERVATORY**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**80' WESTERLY FACING GARDEN**

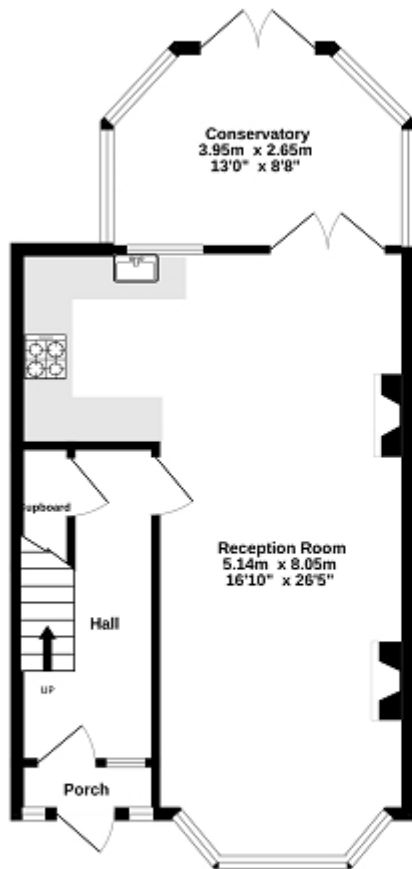
**OFF STREET PARKING**

**SOME UPDATING REQUIRED**

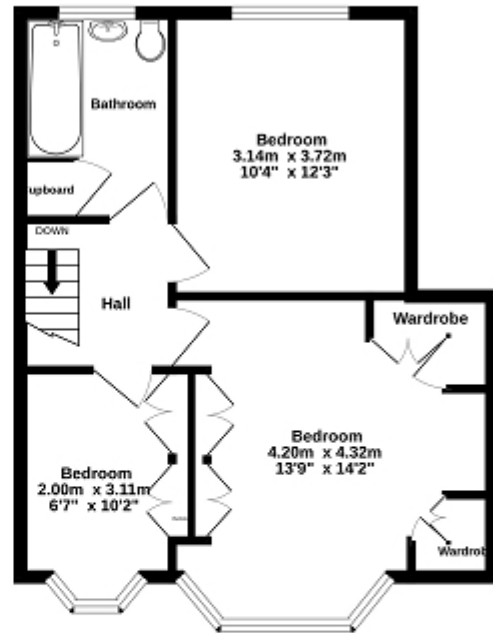
**AN IDEAL FIRST TIME BUY OR FAMILY HOME**

**NO FORWARD CHAIN**

Ground Floor  
56.0 sq.m. (603 sq.ft.) approx.



1st Floor  
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 101.5 sq.m. (1093 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 misstatement. 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.  
Made with Metreplan 10/2005



## Energy Efficiency Rating

|                                                              | Current | Potential |
|--------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                  |         |           |
| (92+) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                                             |         |           |
| (69-80) <b>C</b>                                             |         | 79        |
| (55-68) <b>D</b>                                             | 60      |           |
| (39-54) <b>E</b>                                             |         |           |
| (21-38) <b>F</b>                                             |         |           |
| (1-20) <b>G</b>                                              |         |           |
| Not energy efficient - higher running costs                  |         |           |
| <b>England, Scotland &amp; Wales</b> 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.