



**80 CLAYTON ROAD
CHESSINGTON
KT9 1NJ
OFFERS IN EXCESS OF
£600,000**

EXTENDED VICTORIAN SEMI DETACHED HOUSE

FOUR BEDROOMS

12' X 12' LIVING ROOM

12' X 12'2 DINING ROOM

12'1 X 7'3 KITCHEN

THREE SHOWER/BATH ROOMS

DOUBLE GLAZING & GAS CENTRAL HEATING

62' REAR GARDEN

OFF STREET PARKING

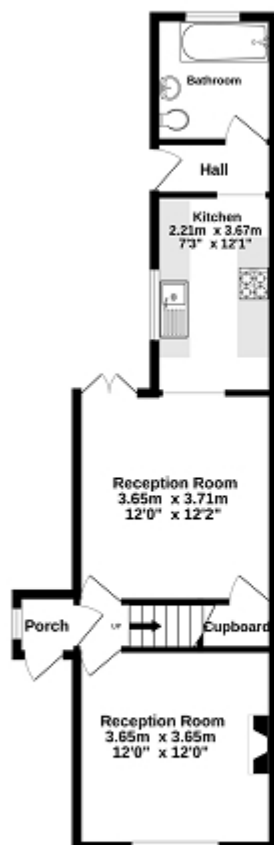
WELL PRESENTED

AN IDEAL FAMILY HOME

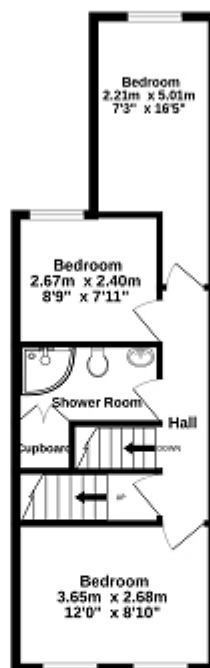
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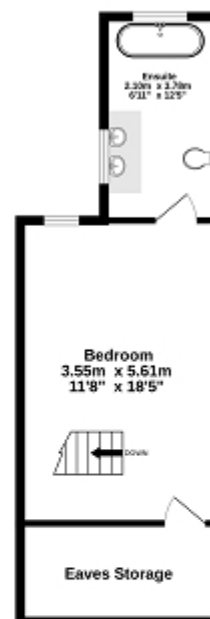
Ground Floor
46.6 sq.m. (507 sq.ft.) approx.



1st Floor
39.3 sq.m. (423 sq.ft.) approx.



2nd Floor
25.3 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA : 122.4 sq.m. (1317 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 Metropix 6/2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(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.