



**69 CHESHIRE GARDENS
CHESSINGTON
KT9 2PS
£675,000**

DETACHED HOUSE

FOUR BEDROOMS

21'8 X 21'3 KITCHEN, DINING FAMILY ROOM

BATHROOM & SHOWER ROOM

UTILITY ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

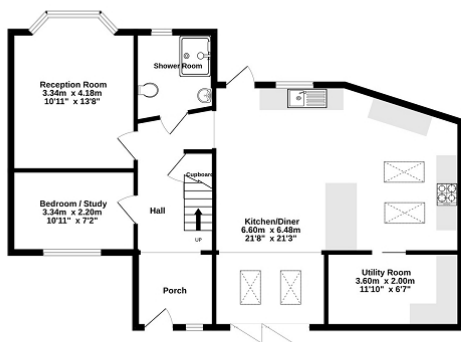
WRAP AROUND GARDEN

OFF STREET PARKING

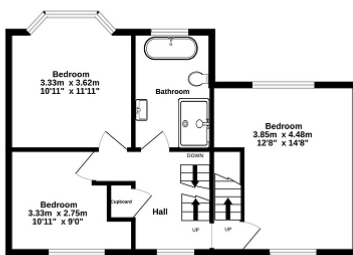
CUL DE SAC LOCATION

VIEWINGS HIGHLY RECOMMENDED

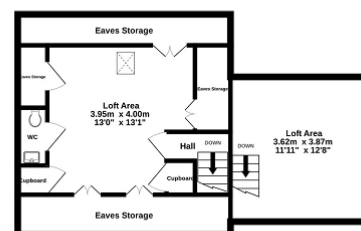
Ground Floor
78.4 sq.m. (844 sq.ft.) approx.



1st Floor
50.2 sq.m. (540 sq.ft.) approx.



2nd Floor
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 176.2 sq.m. (1897 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		85
(69-80) C		
(55-68) D	68	
(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.