



**11 SOMERSET AVENUE  
CHESSINGTON  
KT9 1PW  
£575,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION ROOMS**

**16'8 X 7'2 KITCHEN**

**SUN ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**100' SOUTHERLY FACING REAR GARDEN**

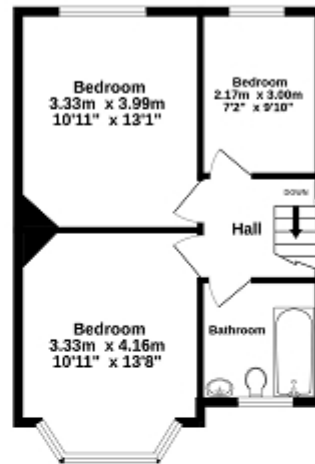
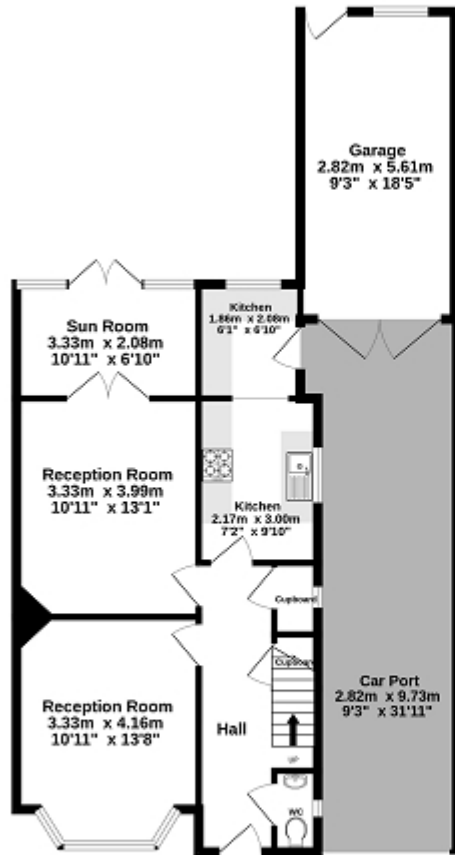
**GARAGE WITH OWN DRIVE AND CARPORT**

**SOME UPDATING WOULD BE BENEFICIAL**

**NO FORWARD CHAIN**

Ground Floor  
71.7 sq.m. (772 sq.ft.) approx.

1st Floor  
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA: 114.3 sq.m. (1230 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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Heliplan 12/2016



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.