



**71 HEMSBY ROAD  
CHESSINGTON  
SURREY  
KT9 2DY  
£450,000**

**EXTENDED TERRACE HOUSE**

**TWO BEDROOMS**

**22'3 X 10'7 LOUNGE DINING ROOM**

**13' X 12'2 KITCHEN BREAKFAST ROOM**

**MODERN BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

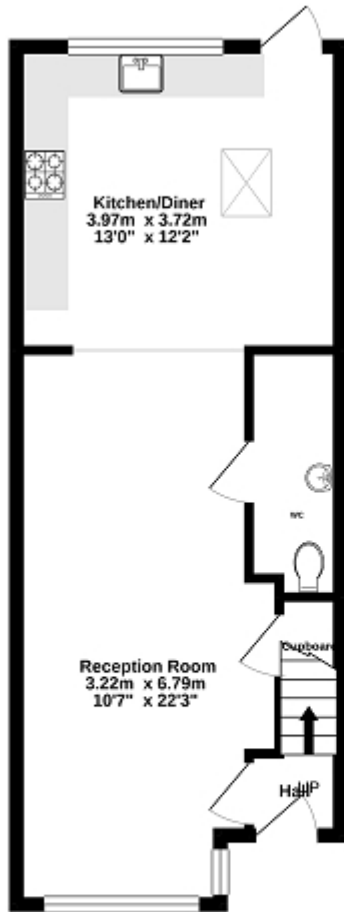
**GAS CENTRAL HEATING**

**66' SOUTH EASTERLY FACING GARDEN**

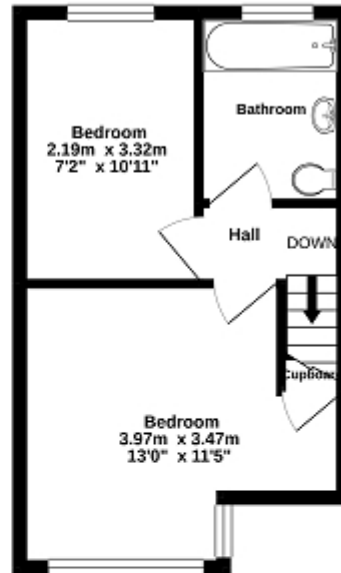
**OFF STREET PARKING**

**AN IDEAL FIRST TIME BUY.**

Ground floor  
40.5 sq.m. (436 sq.ft.) approx.



1st floor  
25.7 sq.m. (277 sq.ft.) approx.



TOTAL FLOOR AREA : 66.2 sq ft. (712 sq ft.) approx.

Whilst every effort has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, rooms and any other fixed 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.  
Made with Blueprints (2002)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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.