



**539 HOOK ROAD
CHESSINGTON
KT9 1QW
£489,950**

SEMI DETACHED HOUSE

THREE BEDROOMS

11'11 X 10'8 LIVING ROOM

11'10 X 9'10 DINING ROOM

11'10 X 6'11 KITCHEN

DOUBLE GLAZED WINDOW

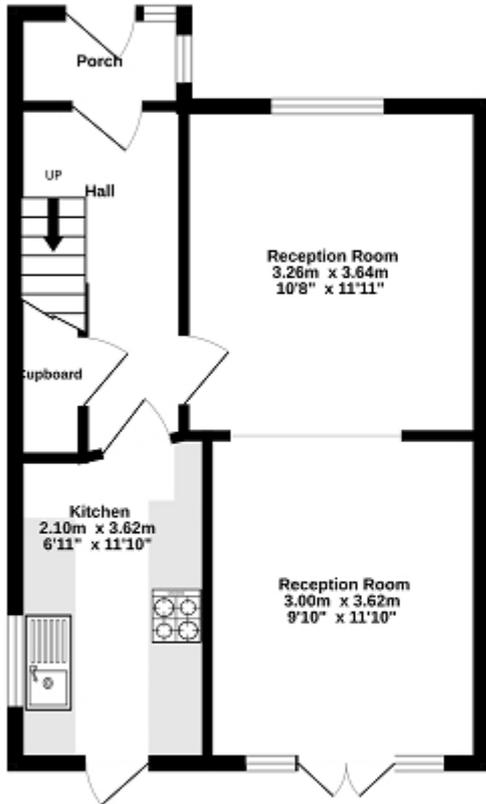
GAS CENTRAL HEATING

70' REAR GARDEN

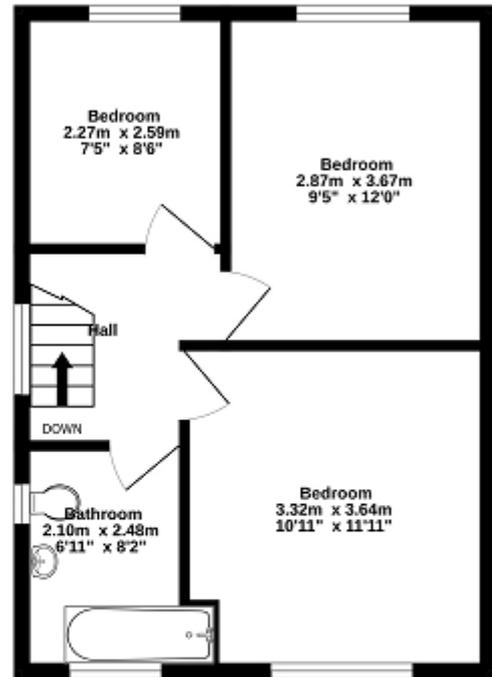
WELL PRESENTED

AN IDEAL FAMILY HOME

Ground Floor
39.8 sq.m. (428 sq.ft.) approx.



1st Floor
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 78.2 sq.m. (842 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.
Made with Metropix 02028

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.