



**2A SHERBORNE ROAD
CHESSINGTON
KT9 1AT
£600,000**

DETACHED HOUSE BUILT CIRCA 2020

THREE BEDROOMS

13'9 X 10'4 LIVING ROOM

22'2 X 16'7 MODERN KITCHEN DINING FAMILY ROOM

MODERN WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

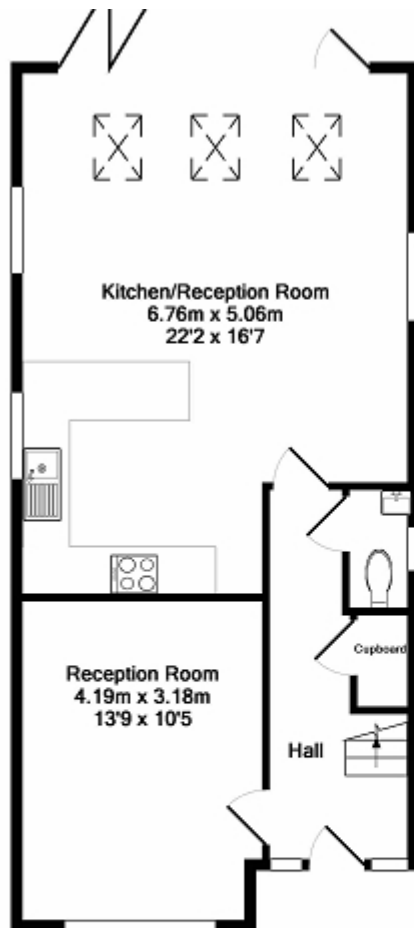
GAS CENTRAL HEATING

32' X 27' WESTERLY FACING GARDEN

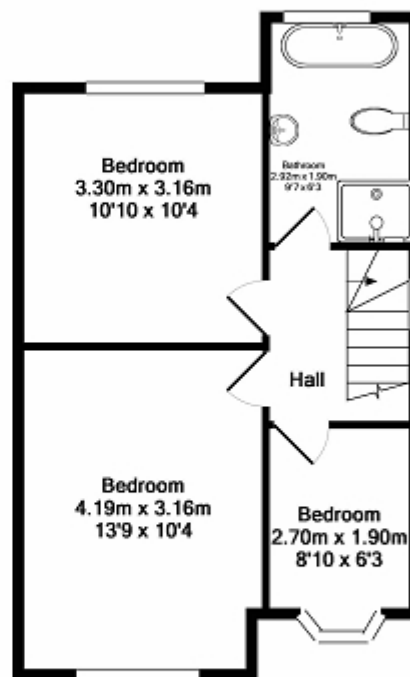
OFF STREET PARKING (SMALL CAR)

SOUGHT AFTER LOCATION

NO FORWARD CHAIN



Ground floor
Approx. Floor
Area 53.8 Sq.M.
(579 Sq.Ft.)



1st floor
Approx. Floor
Area 38.2 Sq.M.
(411 Sq.Ft.)

Total Approx. Floor Area 92.0 Sq.M. (990 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	88	90
(69-80) C		
(55-68) D		
(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.