

**49 RHODRONS AVENUE  
CHESSINGTON  
SURREY  
KT9 1AY  
£565,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**12'7 X 11'10 LIVING ROOM**

**17'3 X 17'1 MODERN KITCHEN DINING ROOM**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

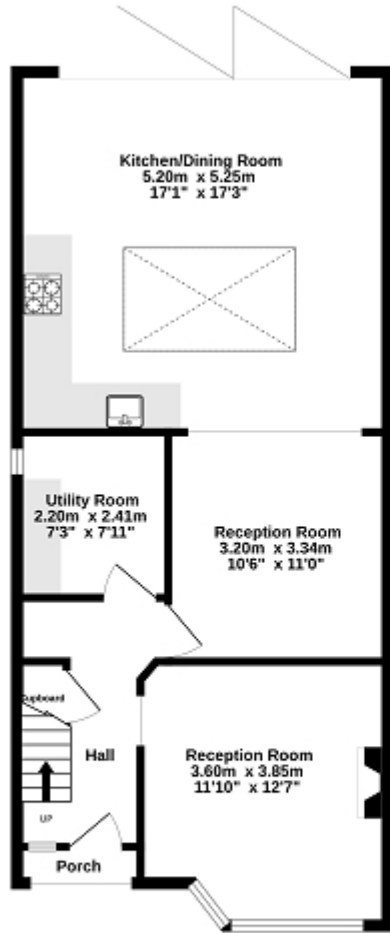
**60' X 24' REAR GARDEN**

**WELL PRESENTED**

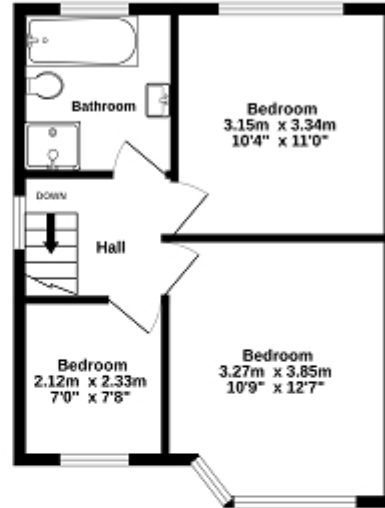
**NO FORWARD CHAIN**

**AN IDEAL FAMILY HOME**

Ground Floor  
66.0 sq.m. (710 sq.ft.) approx.



1st Floor  
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 104.5 sq.m. (1125 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, 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 symbols, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Intrepid i2020



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(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.