



**45 HEMSBY ROAD
CHESSINGTON
KT9 2DY
£425,000**

EXTENDED TERRACE HOUSE

THREE BEDROOMS

13'9 X 10'2 LIVING ROOM

13'2 X 18'9 MODERN KITCHEN DINING ROOM

MODERN WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

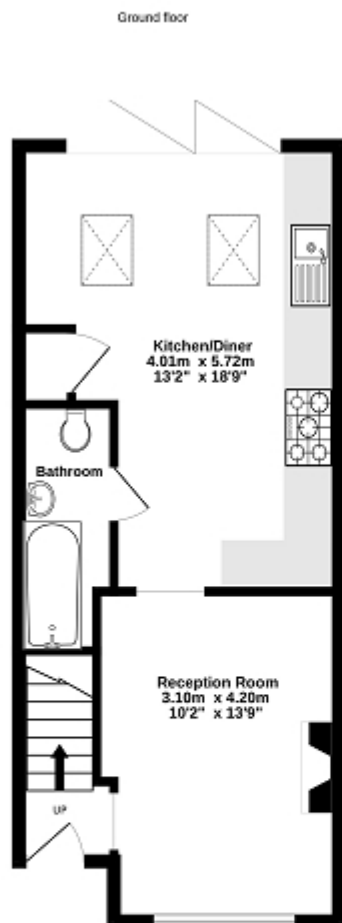
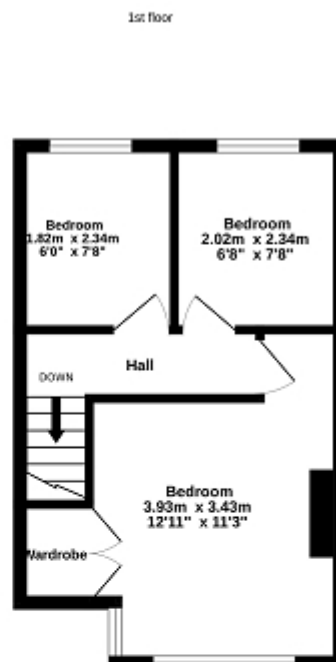
68' REAR GARDEN

GARAGE & OFF STREET PARKING

WELL PRESENTED

AN IDEAL FIRST TIME BUY

VIEWINGS HIGHLY RECOMMENDED



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TOTAL FLOOR AREA: 65.5 sqm. (705 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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 Metreplex 11/0/06

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	74	
(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.