



**14 ANGUS CLOSE
CHESSINGTON
KT9 2BP
OFFERS IN EXCESS OF
£450,000**

EXTENDED TERRACE HOUSE

THREE BEDROOMS

27'1 X 16'9 LIVING ROOM

11'4 X 8' FAMILY ROOM

SEALED UNIT & DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

32' X 24' REAR GARDEN

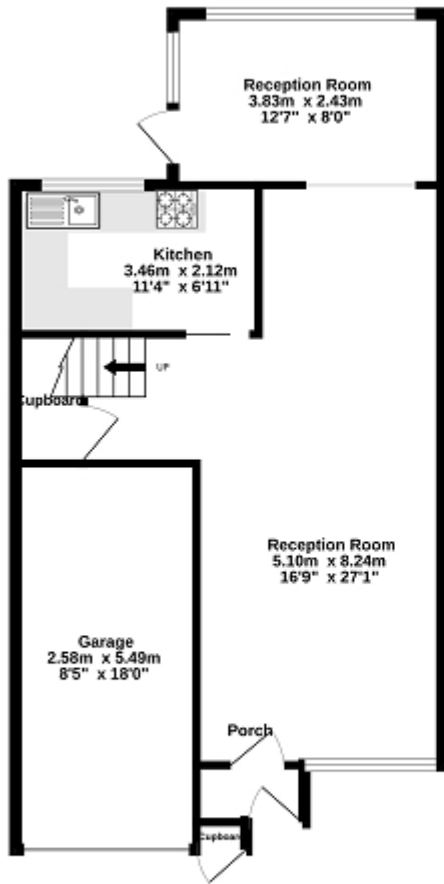
GARAGE AND OWN DRIVEWAY

REQUIRES UPDATING THROUGHOUT

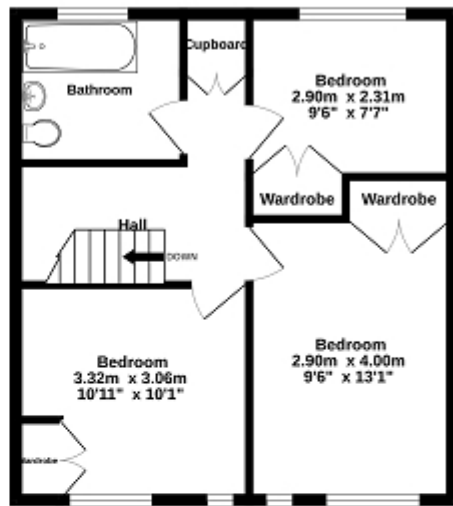
CUL DE SAC LOCATION

NO FORWARD CHAIN

Ground Floor
64.5 sq.m. (694 sq.ft.) approx.



1st Floor
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA: 108.0 sq.m. (1163 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 floorplan 02005



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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.