



**63 DRAKE ROAD  
CHESSINGTON  
KT9 1LQ  
£465,000**

**TERRACE HOUSE**

**THREE BEDROOMS**

**27'10 X 15'4 LOUNGE DINING ROOM**

**11'10 X 6'11 KITCHEN**

**WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

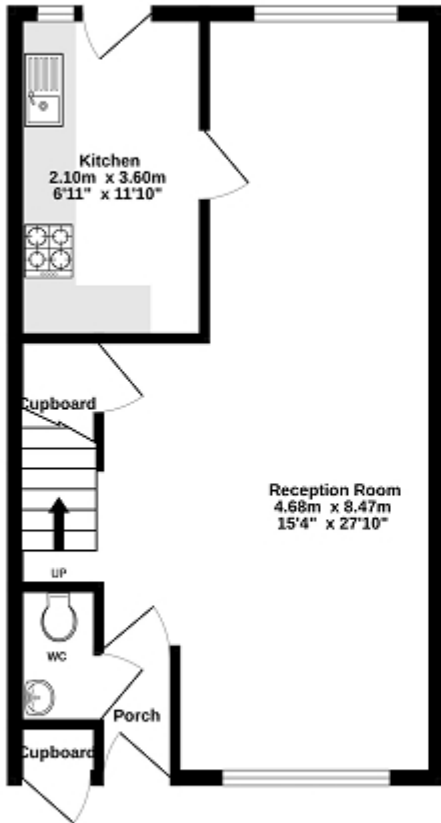
**40' X 17' REAR GARDEN**

**GARAGE IN BLOCK**

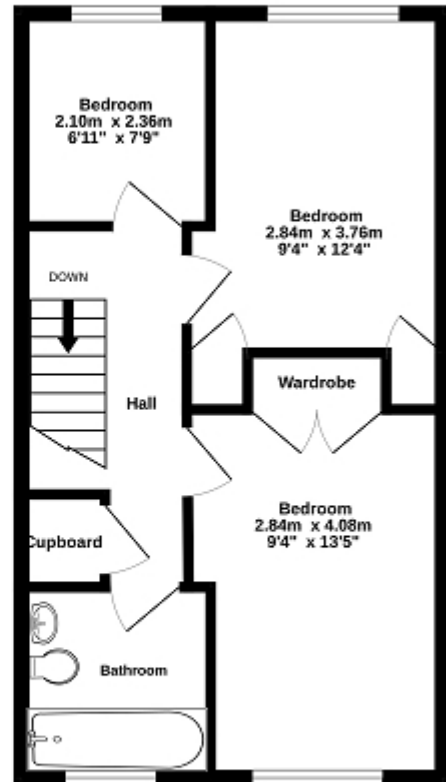
**AN IDEAL FIRST TIME BUY OR FAMILY HOME**

**VIEWINGS HIGHLY RECOMMENDED**

Ground Floor  
39.6 sq.m. (427 sq.ft.) approx.



1st Floor  
39.6 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 79.2 sq.m. (853 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 areas 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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.