



**11 MELFORD CLOSE  
CHESSINGTON  
SURREY  
KT9 2AZ  
£250,000**

**GROUND FLOOR MAISONETTE**

**ONE BEDROOM**

**17FT 1IN X 12FT 1IN LIVING ROOM**

**7FT 9IN X 5FT 10IN KITCHEN**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

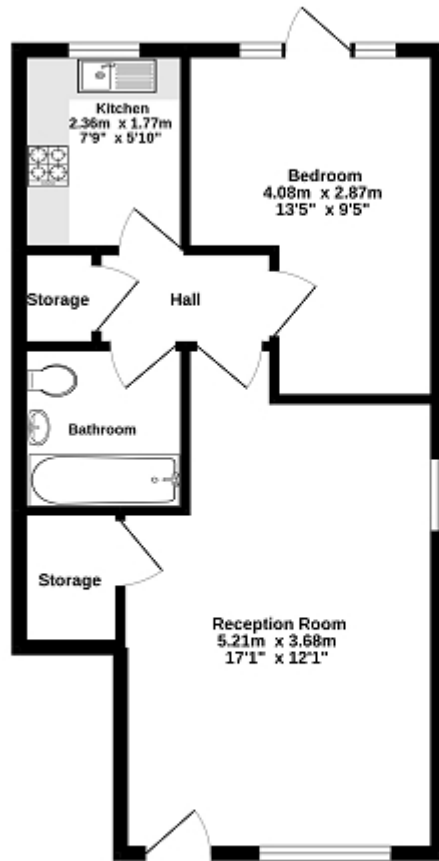
**GAS CENTRAL HEATING**

**COMMUNAL GARDENS**

**RESIDENTS PARKING**

**CUL DE SAC LOCATION**

Ground Floor



While every attempt has been made to ensure the accuracy of the description 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.