



**46 THRIGBY ROAD
CHESSINGTON
SURREY
KT9 2AQ
OFFERS IN EXCESS OF
£425,000**

EXTENDED TERRACED HOUSE

THREE BEDROOMS

TWO BATHROOMS

13'11 X 13'2 LIVING ROOM

10'6 X 7'11 KITCHEN

13'2 X 7'11 SUNROOM

10'7 X 7'3 WORKSHOP/OFFICE

GAS CENTRAL HEATING

DOUBLE GLAZING

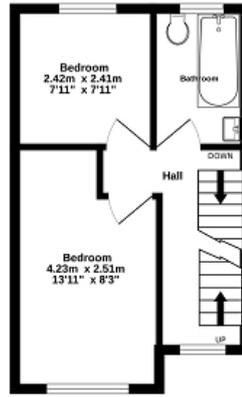
30' SOUTH EASTERLY FACING REAR GARDEN



Ground Floor
43.4 sq.m. (467 sq.ft.) approx.



1st Floor
25.7 sq.m. (276 sq.ft.) approx.



2nd Floor
18.4 sq.m. (198 sq.ft.) approx.



TOTAL FLOOR AREA : 87.5 sq.m. (941 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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.