

**70 ROLLESBY ROAD
CHESSINGTON
SURREY
KT9 2BZ
OFFERS IN EXCESS OF
£425,000**

END TERRACE HOUSE

TWO BEDROOMS

10'9 X 9'10 LIVING ROOM

15'1 X 16'8 MODERN KITCHEN DINING ROOM

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

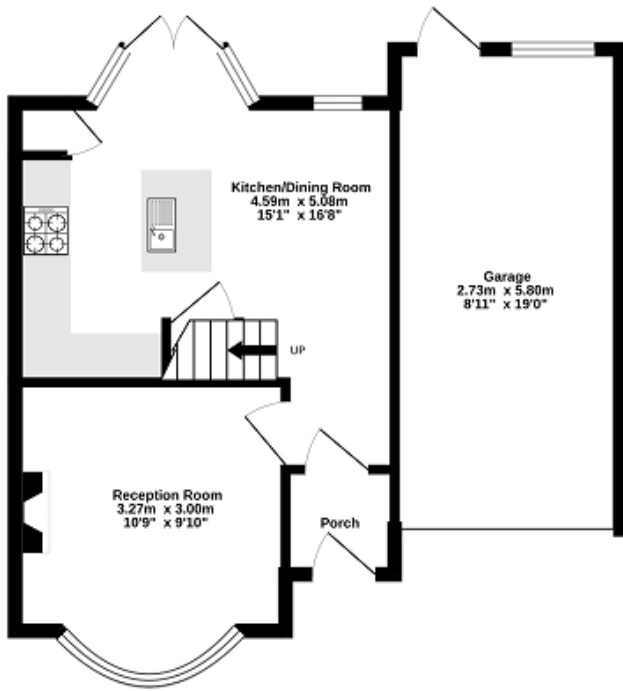
55' SOUTH EASTERLY GARDEN

GARAGE WITH OWN DRIVEWAY

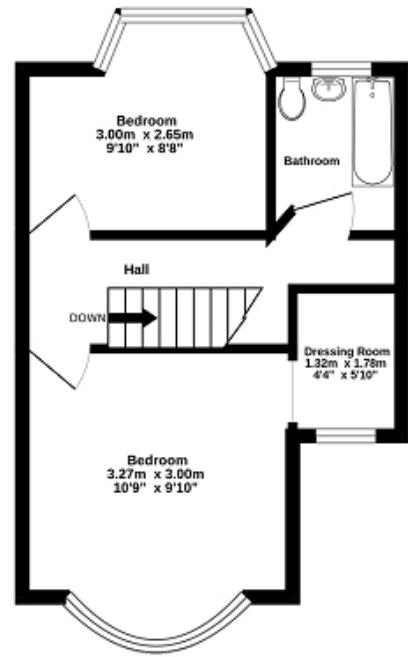
SOME UPDATING REQUIRED

NO FORWARD CHAIN

Ground Floor
45.7 sq.m. (492 sq.ft.) approx.



1st Floor
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (801 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		82
(69-80) C		
(55-68) D	58	
(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.