



**130 ROLLESBY ROAD  
CHESSINGTON  
SURREY  
KT9 2BY  
£395,000**

**EXTENDED TERRACED HOUSE**

**TWO BEDROOMS**

**17'10 X 15'1 LIVING ROOM**

**9'6 X 6'3 KITCHEN**

**BATHROOM & SHOWER ROOM**

**GAS CENTRAL HEATING**

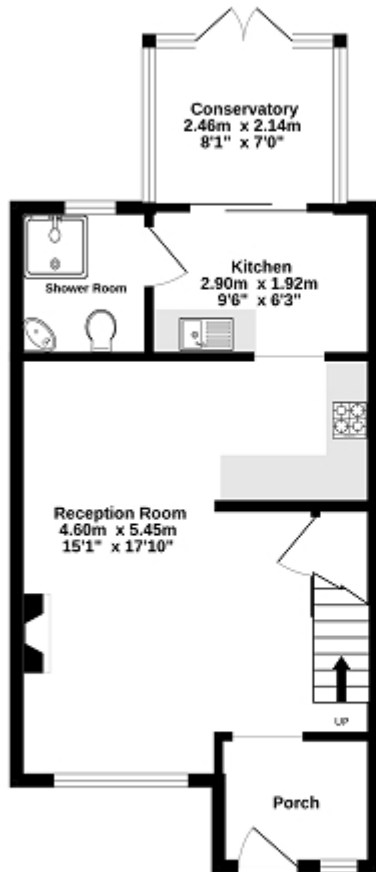
**DOUBLE GLAZED WINDOWS**

**73' SOUTH EASTERLY GARDEN**

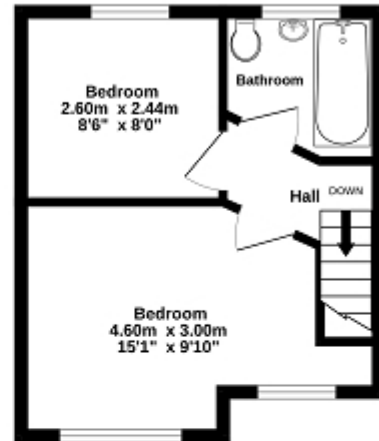
**IN NEED OF UPDATING**

**NO FORWARD CHAIN**

Ground Floor  
40.8 sq.m. (439 sq.ft.) approx.



1st Floor  
24.1 sq.m. (259 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (698 sq.ft.) approx.

While 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 misstatement. This plan is for guidance 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>                            |                            | 87        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 66                         |           |
| (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<br>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.