



**46 HEMSBY ROAD
CHESSINGTON
SURREY
KT9 2DZ
£400,000**

EXTENDED TERRACED HOUSE

TWO BEDROOMS

TWO RECEPTION AREAS

13'2 X 9'11 MODERN KITCHEN

MODERN BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

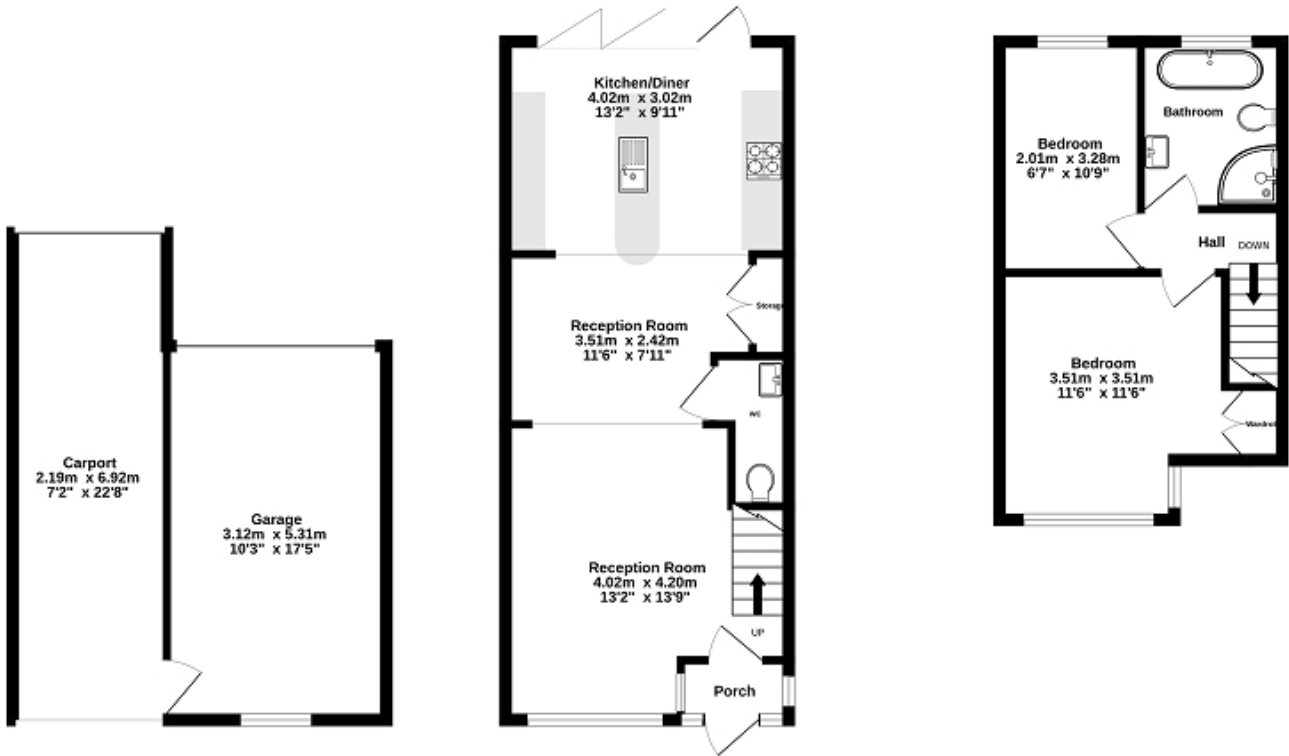
36' REAR GARDEN

GARAGE AND PARKING

AN IDEAL FIRST TIME BUY

Ground Floor
70.5 sq.m. (759 sq.ft.) approx.

1st Floor
27.5 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA: 98.0 sq.m. (1055 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 not 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		81
(69-80) C		
(55-68) D	61	
(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.