



**7 NICHOLS CLOSE
CHESSINGTON
SURREY
KT9 2GT
OFFERS IN EXCESS OF
£375,000**

END TERRACE HOUSE

TWO BEDROOMS

15'10 X 12'8 MAX LIVING ROOM

12'8 X 8' KITCHEN DINING ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

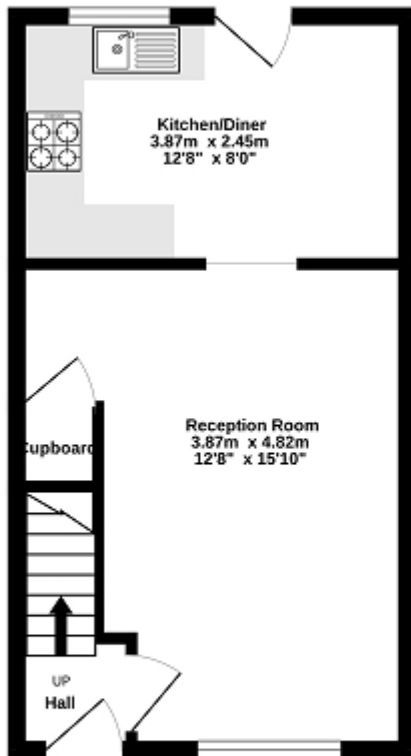
WHITE BATHROOM SUITE

34' SOUTH EASTERLY FACING GARDEN

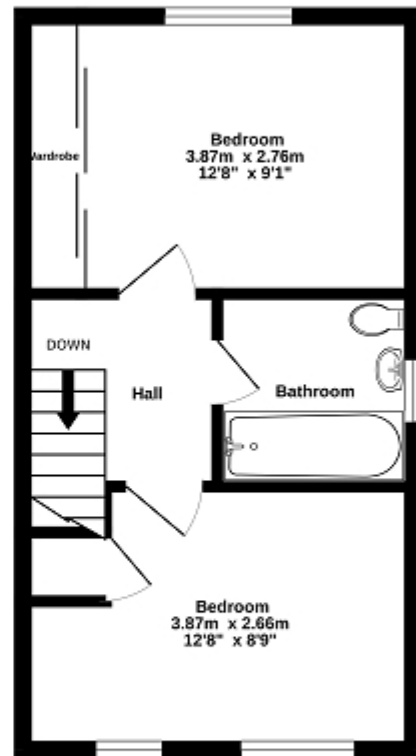
TWO PARKING SPACES

AN IDEAL FIRST TIME BUY

Ground Floor
28.0 sq.m. (301 sq.ft.) approx.



1st Floor
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (603 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 areas 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		90
(69-80) C	70	
(55-68) D		
(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.