



**1 CRAYKE HILL
CHESSINGTON
SURREY
KT9 2JY
£350,000**

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

9'6 X 9'5 MODERN KITCHEN

14'8 X 12' LIVING ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

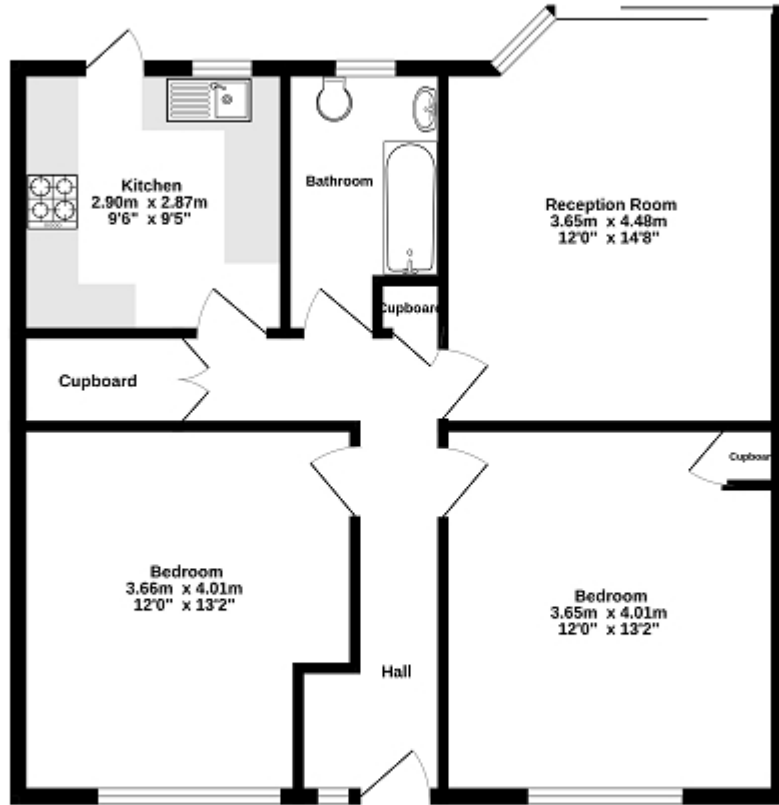
MODERN WHITE BATHROOM SUITE

36' X 29' SOUTH WESTERLY REAR GARDEN

CLOSE TO SHOPS, SCHOOLS AND PUBLIC TRANSPORT

AN IDEAL FIRST TIME BUY

Ground Floor



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.