

**216 LEATHERHEAD ROAD  
CHESSINGTON  
SURREY  
KT9 2NB  
OFFERS IN THE REGION OF  
£685,000**

**EXTENDED DETACHED HOUSE**

**FOUR BEDROOMS**

**13'11 X 12'10 LOUNGE**

**13'11 X 10'2 DINING AREA**

**13' X 7'8 MODERN KITCHEN**

**GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS**

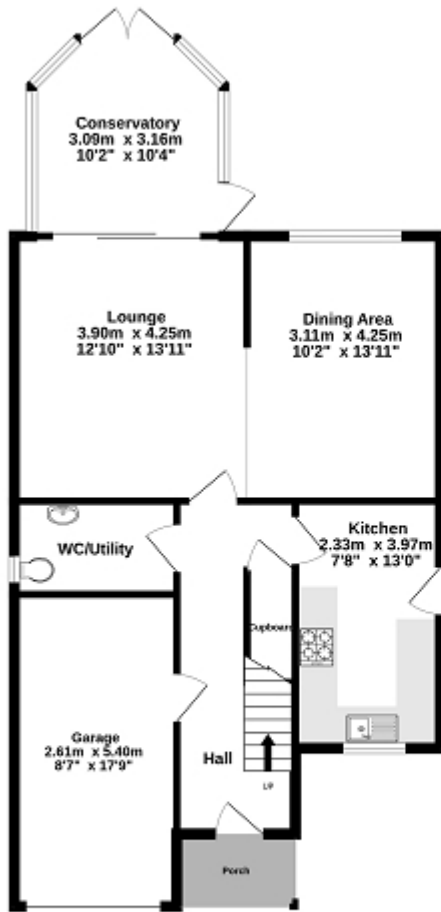
**10'4 X 10'2 CONSERVATORY**

**42' WESTERLY FACING GARDEN**

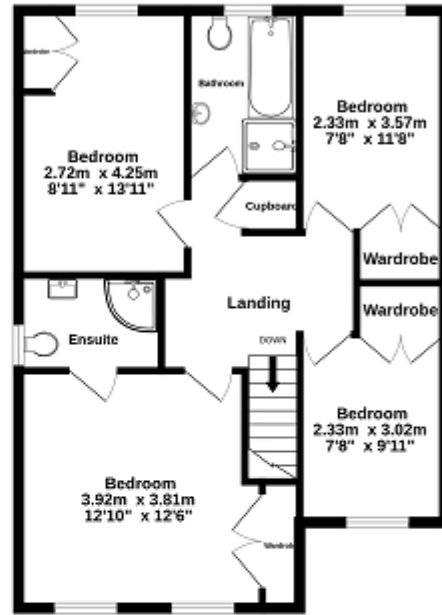
**GARAGE AND OFF STREET PARKING**

**NO FORWARD CHAIN**

Ground Floor  
74.8 sq.m. (806 sq.ft.) approx.



1st Floor  
62.5 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA: 137.3 sq.m. (1478 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hextipix 02/01



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(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 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.