



**40 GILDERS ROAD
CHESSINGTON
SURREY
KT9 2AL
OFFERS IN EXCESS OF
£475,000**

EXTENDED TERRACED HOUSE

THREE BEDROOMS

12'3 X 12' LIVING ROOM

19'4 X 12' MODERN KITCHEN DINING ROOM

UTILITY ROOM

GAS CENTRAL HEATING

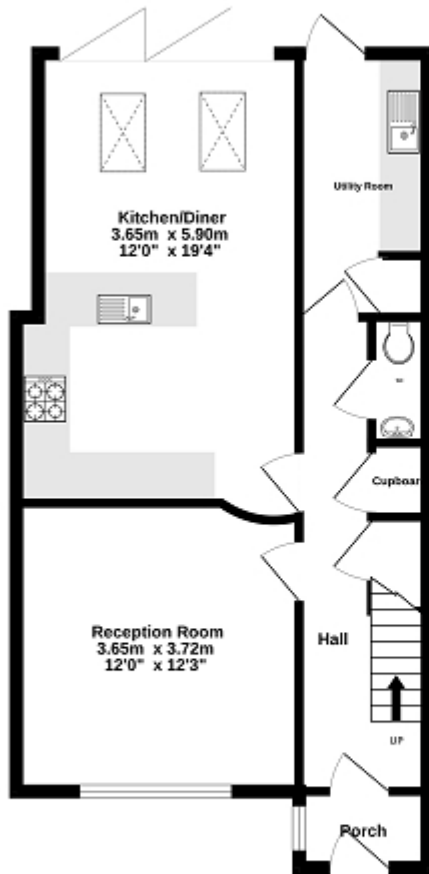
DOUBLE GLAZED WINDOWS

75' REAR GARDEN

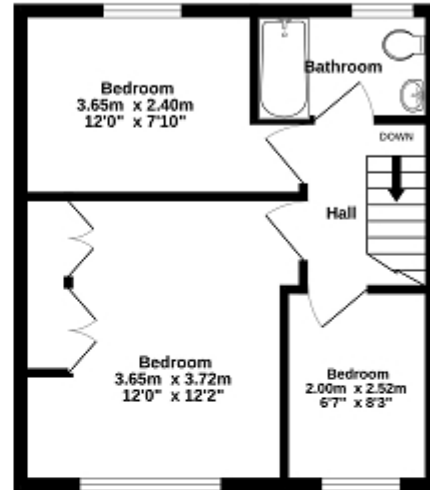
GARAGE AND PARKING

NO FORWARD CHAIN

Ground Floor
51.3 sq.m. (552 sq.ft.) approx.



1st Floor
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA - 83.8 sq.m. (902 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 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.
Made with Metropix 02/23



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(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.