



**6 ASHBY AVENUE
CHESSINGTON
SURREY
KT9 2BU
OFFERS IN EXCESS OF
£475,000**

SEMI DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION AREAS

11'3 X 7'2 KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

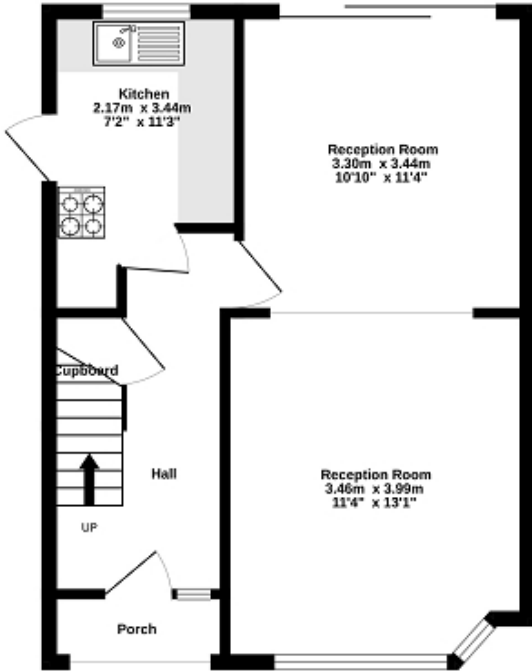
GAS CENTRAL HEATING

55' WESTERLY GARDEN

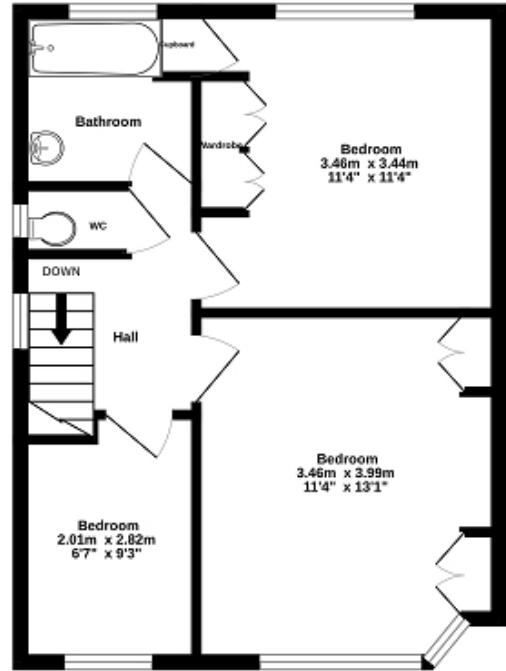
SOME UPDATING REQUIRED

NO FORWARD CHAIN

Ground Floor
40.4 sq.m. (434 sq.ft.) approx.



1st Floor
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 80.7 sq.m. (869 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 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		
(69-80) C		79
(55-68) D	62	
(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.