



**69 ELM ROAD
CHESSINGTON
SURREY
KT9 1AF
£325,000**

FIRST FLOOR MAISONETTE

TWO BEDROOMS

BALCONY FROM BEDROOM TWO

16'5 X 12'1 LIVING ROOM

11'11 X 9'7 MODERN KITCHEN

WHITE BATHROOM SUITE WITH SEPARATE TOILET

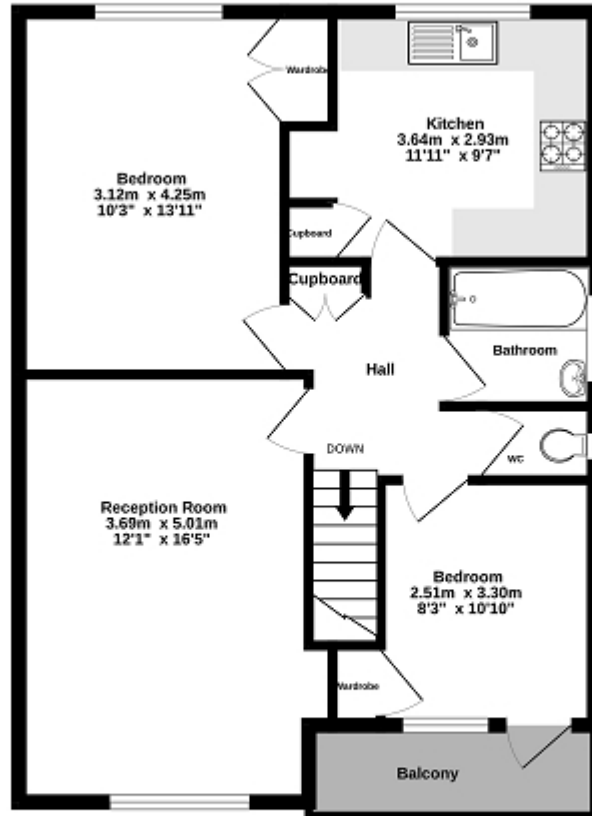
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

GARAGE IN BLOCK

TWO GARDEN AREAS

1st Floor
59.6 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 59.6 sq m. (642 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description 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	75	75
(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.