

**9 ROLLESBY ROAD  
CHESSINGTON  
SURREY  
KT9 2BY  
OFFERS IN EXCESS OF  
£475,000**

**EXTENDED END TERRACE HOUSE**

**TWO BEDROOMS**

**17'11 X 15'8 LIVING ROOM**

**15'4 X 9'10 MODERN KITCHEN**

**MODERN BATHROOM AND SHOWER ROOM**

**OFFICE AND UTILITY ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

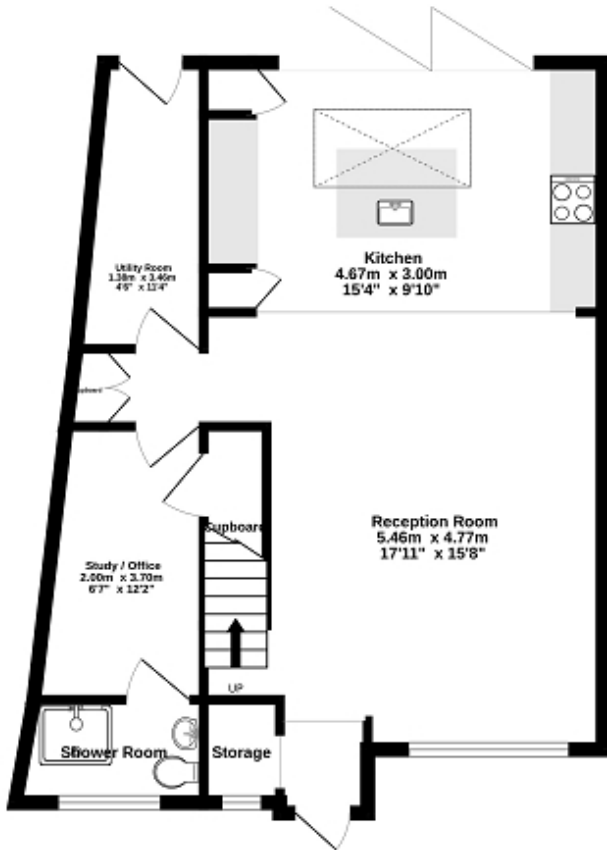
**48' REAR GARDEN**

**WELL PRESENTED THROUGHOUT**

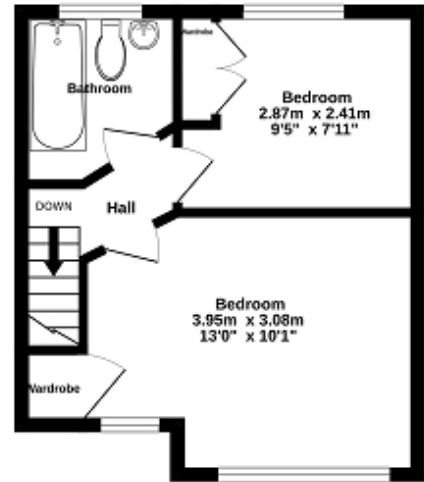
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Ground floor



1st floor



TOTAL FLOOR AREA : 85.2 sq.m. (917 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 availability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.