



**130 FULLERS WAY SOUTH  
CHESSINGTON  
SURREY  
KT9 1HA  
£425,000**

**TERRACED HOUSE**

**TWO DOUBLE BEDROOMS**

**15'9 X 10' LIVING ROOM**

**12' X 8'11 KITCHEN**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

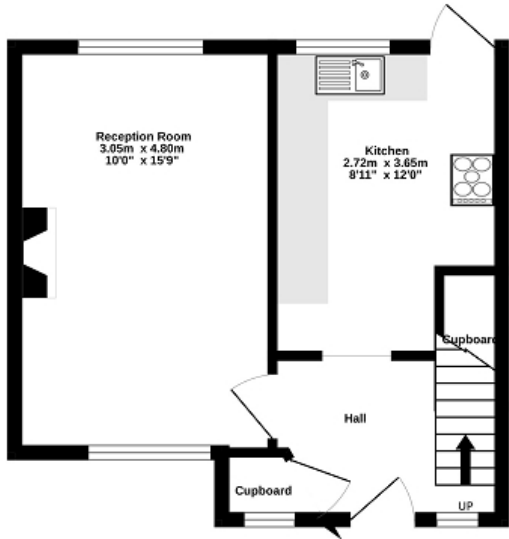
**54' REAR GARDEN**

**OFF STREET PARKING**

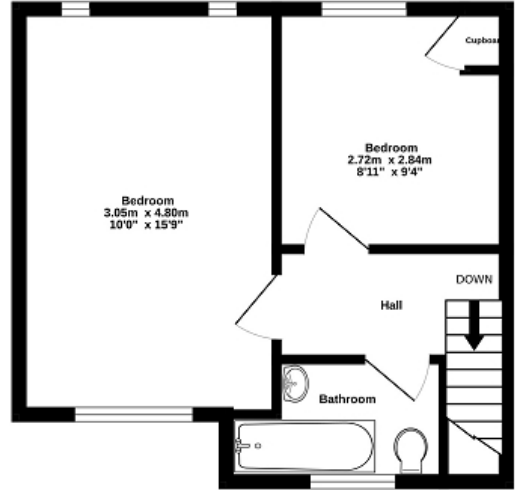
**AN IDEAL FIRST TIME BUY**

**VIEWINGS HIGHLY RECOMMENDED**

Ground Floor  
29.9 sq.m. (322 sq.ft.) approx.



1st Floor  
30.3 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 60.3 sq.m. (649 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            | 87        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 55                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>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.