



**58 ROLLESBY ROAD
CHESSINGTON
SURREY
KT9 2BZ
OFFERS IN EXCESS OF
£400,000**

EXTENDED TERRACED HOUSE

TWO BEDROOMS

18'5 X 14'9 LIVING ROOM

14'9 X 8'6 MODERN KITCHEN DINING ROOM

BATHROOM TO THE FIRST FLOOR

DOUBLE GLAZED WINDOWS

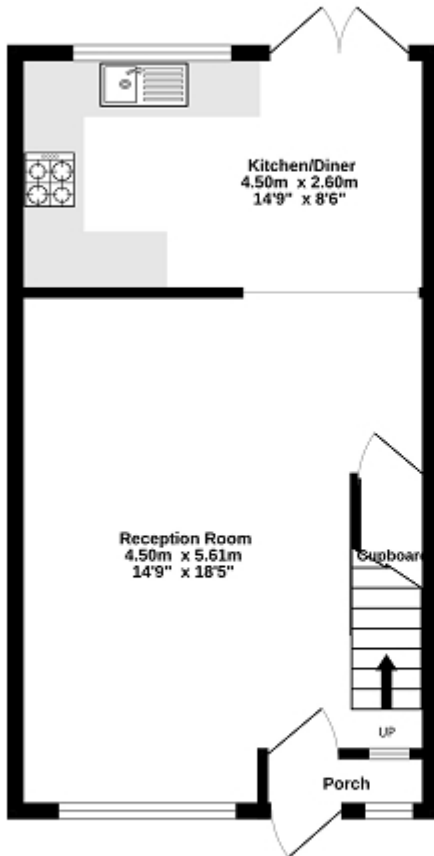
GAS CENTRAL HEATING

SOUTH EASTERLY FACING GARDEN

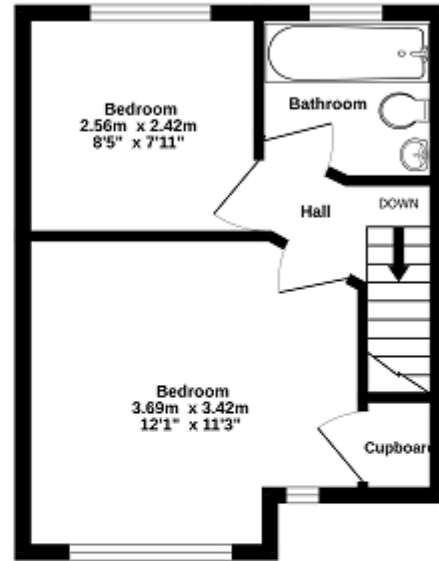
GARAGE TO REAR

NO FORWARD CHAIN

Ground Floor
36.9 sq.m. (398 sq.ft.) approx.



1st Floor
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 62.1 sq.m. (669 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		90
(69-80) C	71	
(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.