



**59 ROEBUCK ROAD  
CHESSINGTON  
SURREY  
KT9 1JY  
£469,950**

**EXTENDED TERRACED HOUSE**

**THREE BEDROOMS**

**13'2 X 10'3 LIVING ROOM**

**15'6 X 12'10 KITCHEN DINING ROOM**

**9'10 X 9'5 CONSERVATORY**

**DOUBLE GLAZED WINDOWS**

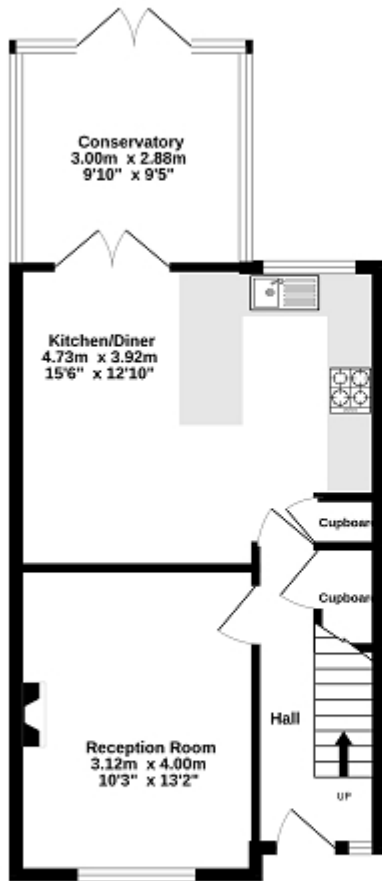
**GAS CENTRAL HEATING**

**GARAGE AND PARKING**

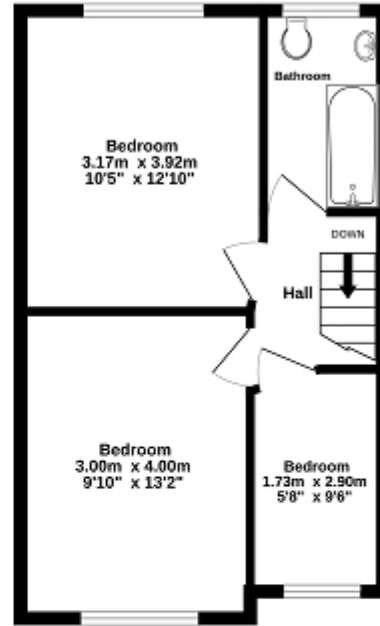
**110' SOUTH EASTERLY REAR GARDEN**

**AN IDEAL FAMILY HOME**

Ground Floor  
45.3 sq.m. (488 sq.ft.) approx.



1st Floor  
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 82.2 sq.m. (884 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or site statement. This plan is for guidance 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.  
Made with HARPICA 02024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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.