



**5 CRAYKE HILL
CHESSINGTON
SURREY
KT9 2JY**

£339,950

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

14'5 X 11'10 LIVING ROOM

9'10 X 9'6 KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

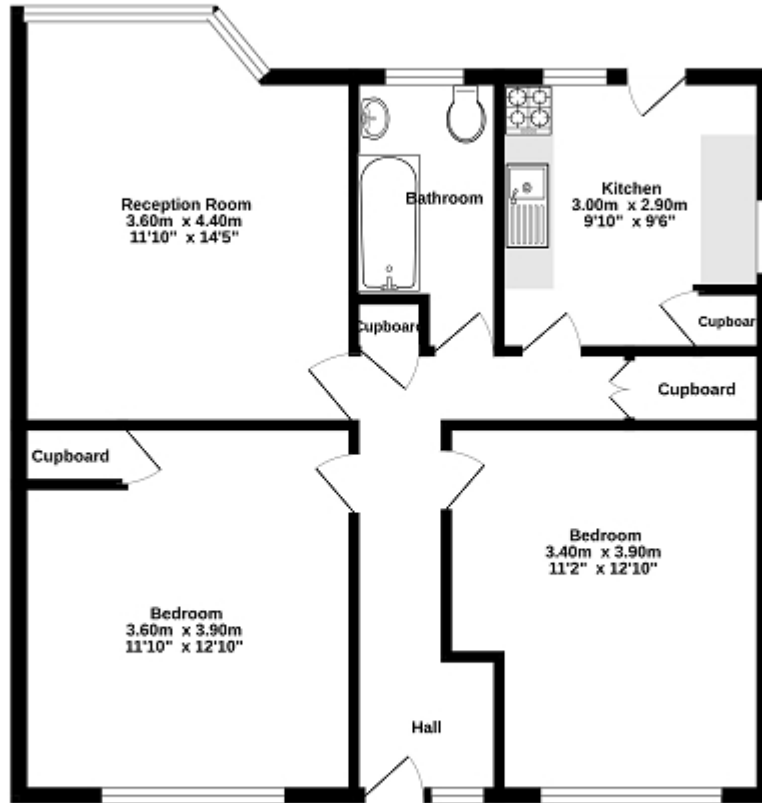
GAS CENTRAL HEATING

35' SOUTH WESTERLY FACING REAR GARDEN

WELL PRESENTED

AN IDEAL FIRST TIME BUY

Ground Floor
63.7 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA : 63.7 sq.m. (686 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.