



**5 ROEBUCK ROAD  
CHESSINGTON  
SURREY  
KT9 1JY  
OFFERS IN EXCESS OF  
£475,000**

**EXTENDED TERRACED HOUSE**

**THREE BEDROOMS**

**12'2 X 10'6 LIVING ROOM**

**16'1 X 11'1 MODERN KITCHEN DINING ROOM**

**10'1 X 9'8 CONSERVATORY**

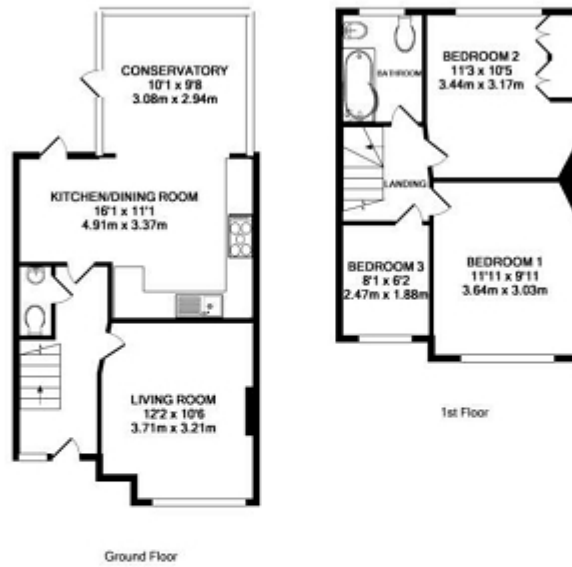
**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**62' REAR GARDEN**

**GARAGE TO THE REAR**

**AN IDEAL FAMILY HOME**



Total Approx. Floor Area 829 Sq.Ft. (77.0 Sq.M.)  
 Whilst 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 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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> <span style="float: right;">EU Directive 2002/91/EC</span>		

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.