

**25 GRANGE ROAD
CHESSINGTON
SURREY
KT9 1EZ
OFFERS IN EXCESS OF
£485,000**

SEMI DETACHED HOUSE

THREE BEDROOMS

15'6 X 11'3 LIVING ROOM

11'10 X 9'2 DINING ROOM

MODERN KITCHEN AND BATHROOM

DOUBLE GLAZED WINDOWS

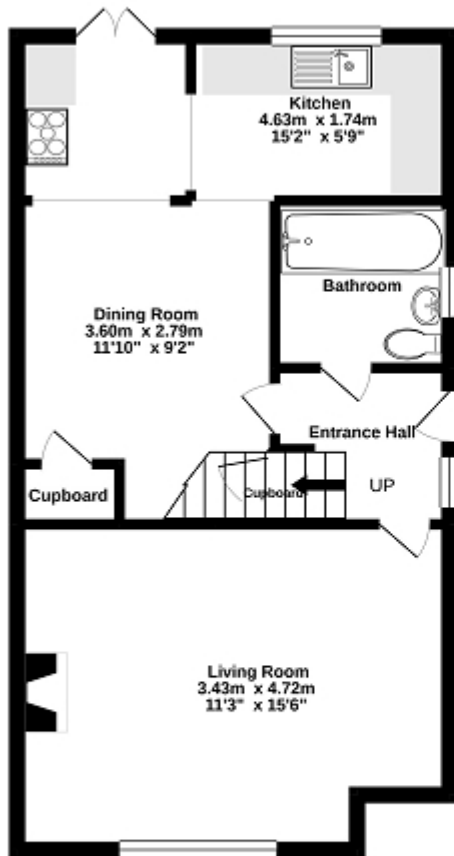
GAS CENTRAL HEATING

REAR GARDEN

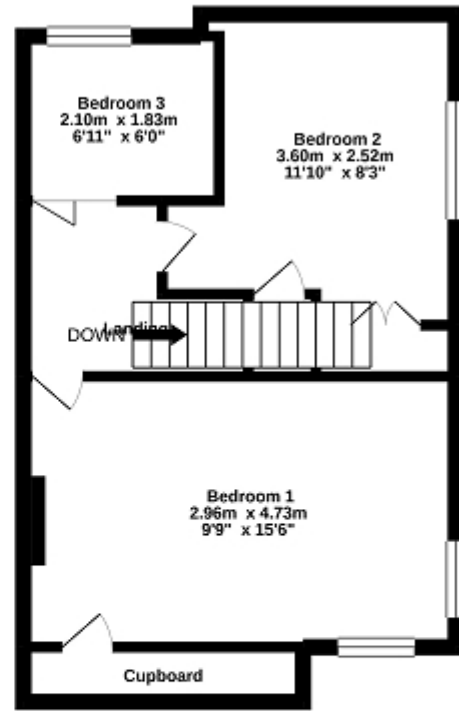
PARKING FOR SEVERAL CARS

AN IDEAL FAMILY HOME

Ground floor
41.1 sq.m. (442 sq.ft.) approx.



1st floor
34.0 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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 misstatement. 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		88
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.