



**37 CEDARCROFT ROAD  
CHESSINGTON  
SURREY  
KT9 1RS  
£500,000**

**EXTENDED SEMI DETACHED HOUSE**

**TWO RECEPTION ROOMS**

**8'4 X 7'1 KITCHEN**

**16'7 X 9'6 CONSERVATORY**

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

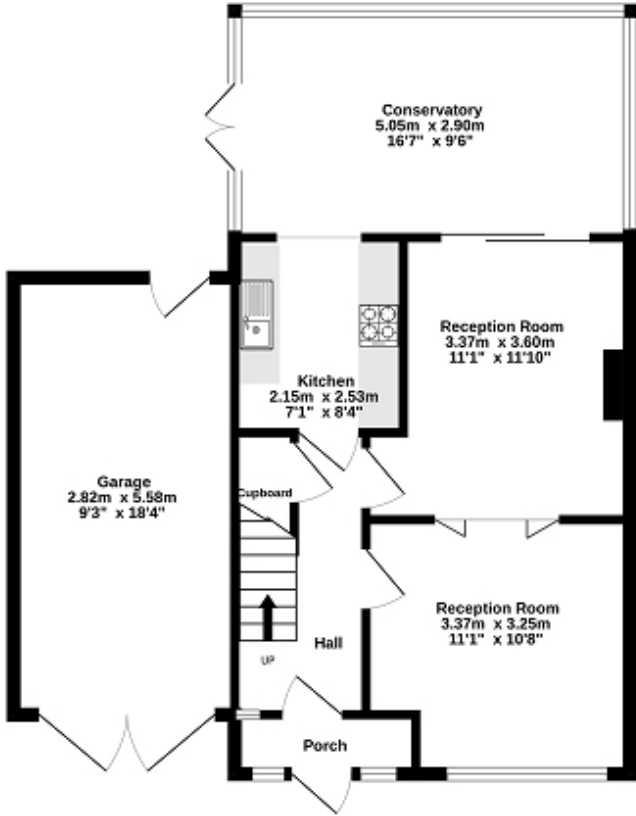
**70' SOUTH EASTERLY FACING GARDEN**

**GARAGE WITH OWN DRIVEWAY**

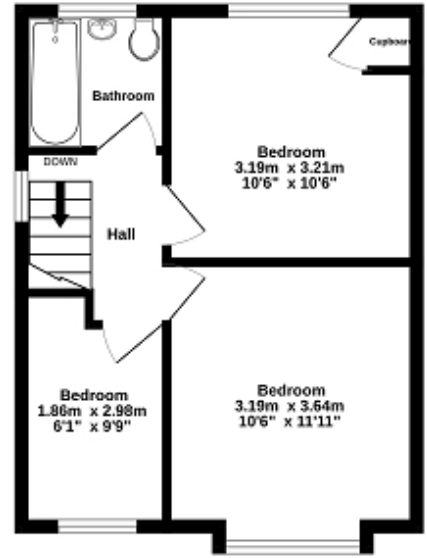
**POPULAR LOCATION**

**AN IDEAL FAMILY HOME**

Ground Floor  
64.7 sq.m. (697 sq.ft.) approx.



1st Floor  
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 98.4 sq.m. (1060 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02024



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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.