



**309 HOOK ROAD
CHESSINGTON
SURREY
KT9 1EH
£515,000**

VICTORIAN SEMI DETACHED HOUSE

13'8 X 12'3 LIVING ROOM

15'11 X 10' DINING ROOM

11'7 X 10'1 KITCHEN

WHITE BATHROOM SUITE

GAS CENTRAL HEATING

SASH STYLE DOUBLE GLAZED WINDOWS

73' WESTERLY FACING GARDEN

CONVENIENT LOCATION

AN IDEAL FAMILY HOME



Ground Floor



1st Floor



Total Approx. Floor Area 1087 Sq Ft. (101.0 Sq.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
 Home-Link-02/11

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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.