

**25 FIRCREFT ROAD
CHESSINGTON
SURREY
KT9 1RN
£625,000**

EXTENDED SEMI DETACHED HOUSE

23'3 X 11'1 LOUNGE DINING ROOM

TWO FURTHER RECEPTION ROOMS

SUN ROOM & UTILITY ROOM

8'4 X 7'2 MODERN KITCHEN

BATHROOM & SHOWER ROOM

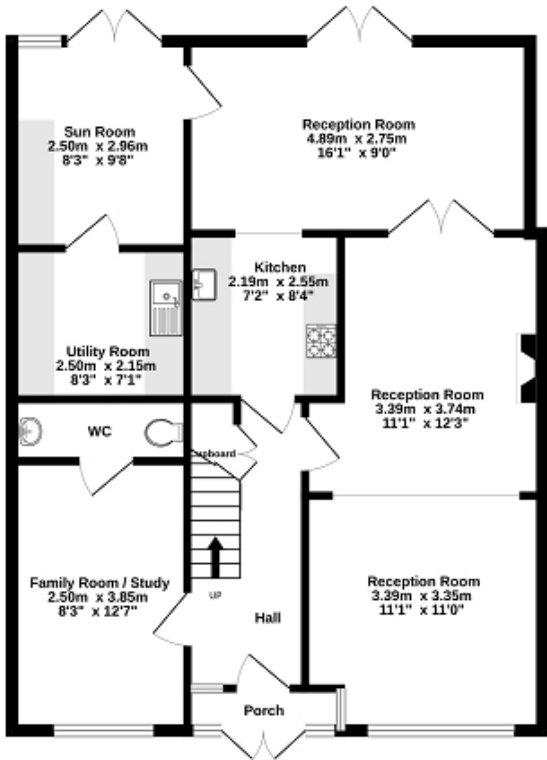
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

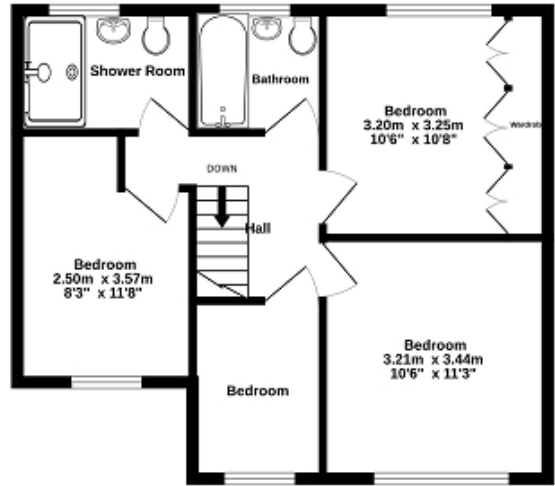
50' X 27' SOUTH FACING GARDEN

OFF STREET PARKING TO THE FRONT

Ground Floor
73.7 sq.m. (794 sq.ft.) approx.



1st Floor
47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA: 120.9 sq.m. (1302 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, 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		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(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.