



**54 DEVON WAY  
CHESSINGTON  
SURREY  
KT9 2RJ  
OFFERS IN EXCESS OF  
£650,000**

**EXTENDED SEMI DETACHED HOUSE**

**FIVE BEDROOMS**

**TWO RECEPTION ROOMS**

**18'8 X 9'2 MODERN KITCHEN BREAKFAST ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**MODERN BATHROOM SUITE**

**93' X 31' WESTERLY FACING GARDEN**

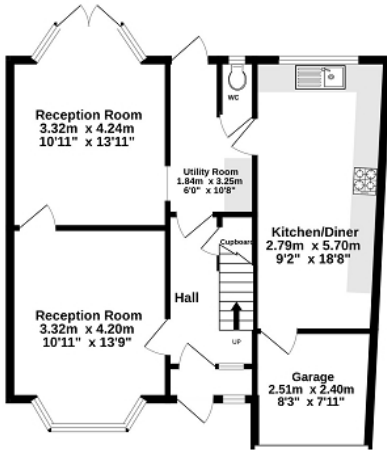
**17'9 X 14'9 GARDEN OFFICE**

**OFF STREET PARKING**

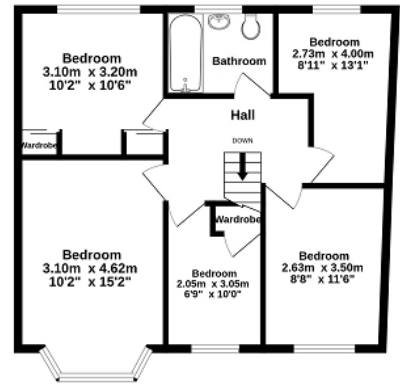
Telephone  
020 8397 5151

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Ground Floor  
84.5 sq.m. (910 sq.ft.) approx.



1st Floor  
56.7 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA : 141.3 sq.m. (1521 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(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.