

**34 YORK WAY
CHESSINGTON
SURREY
KT9 2JX
OFFERS IN EXCESS OF
£475,000**

TERRACED HOUSE

THREE BEDROOMS

22'6 X 13'1 LOUNGE DINING AREA

10'8 X 9'1 MODERN KITCHEN

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

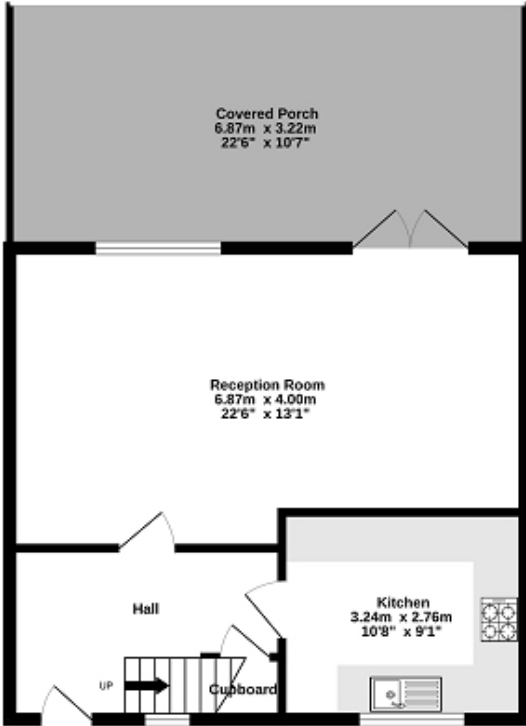
32' SOUTH EASTERLY FACING GARDEN

PARKING FOR TWO CARS

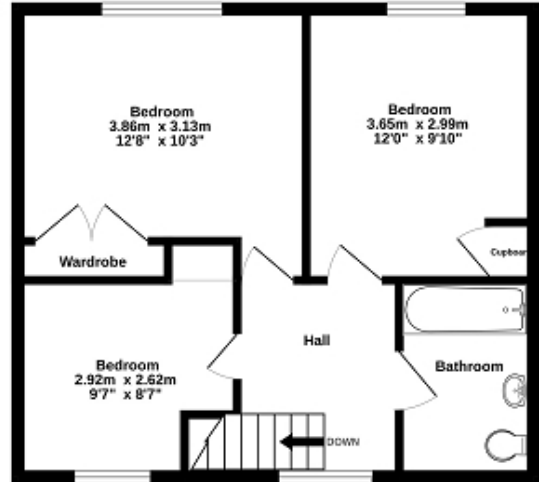
CUL DE SAC LOCATION

AN IDEAL FAMILY HOME

Ground floor



1st floor



TOTAL FLOOR AREA : 87.0 sq.m. (936 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures 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		79
(55-68) D	67	
(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.