



**58 MERRITT GARDENS
CHESSINGTON
SURREY
KT9 2GY
£525,000**

SEMI DETACHED HOUSE

THREE BEDROOMS

15'1 X 12'7 LIVING ROOM

10'9 X 8'3 KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

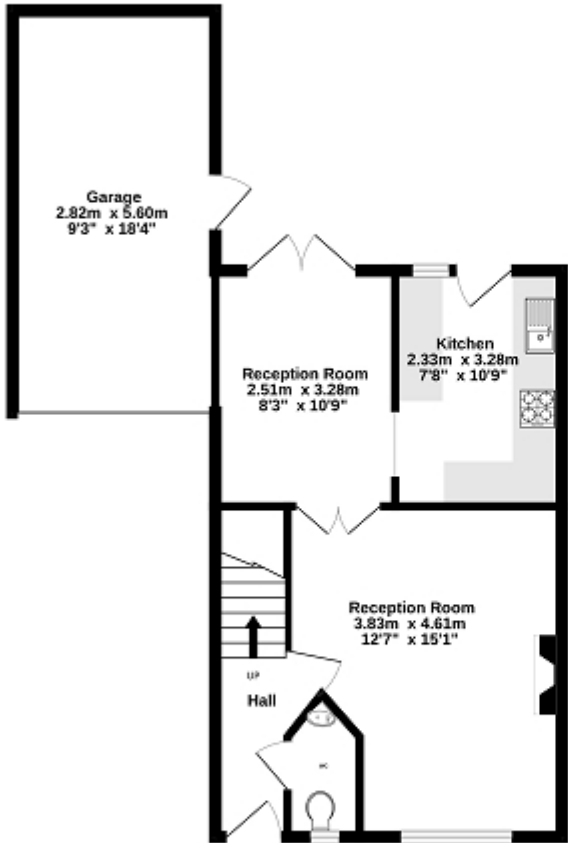
GAS CENTRAL HEATING

31' X 21' SOUTH WESTERLY FACING GARDEN

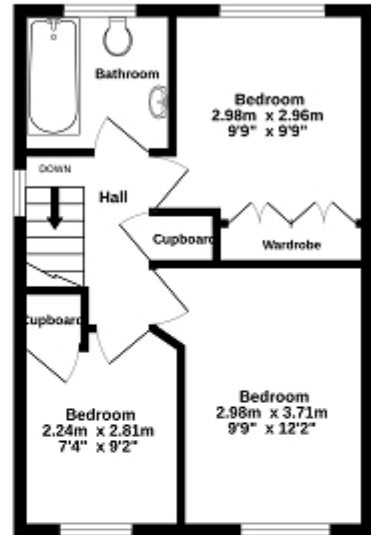
GARAGE WITH OWN DRIVEWAY

AN IDEAL FAMILY HOME

Ground Floor
53.6 sq.m. (577 sq.ft.) approx.



1st Floor
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 88.6 sq.m. (954 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 guidance 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.
Made with Metropix 02024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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.