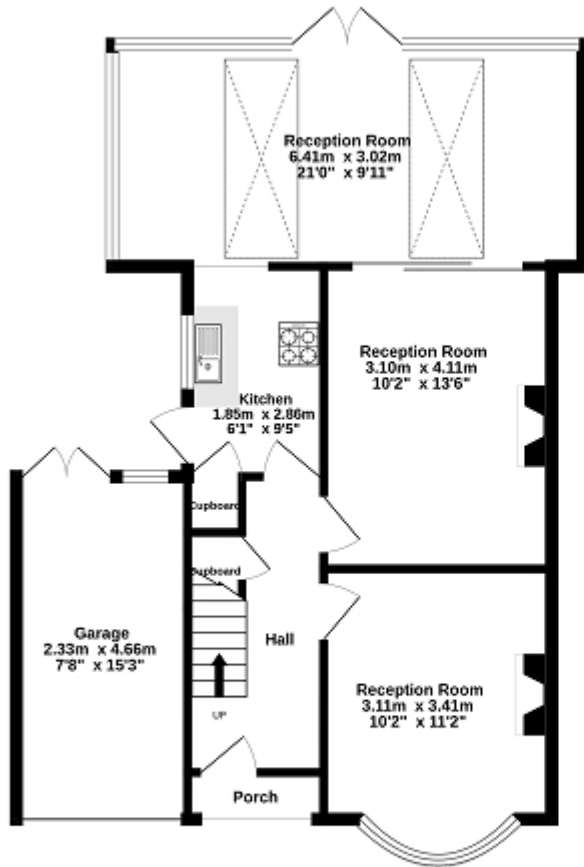




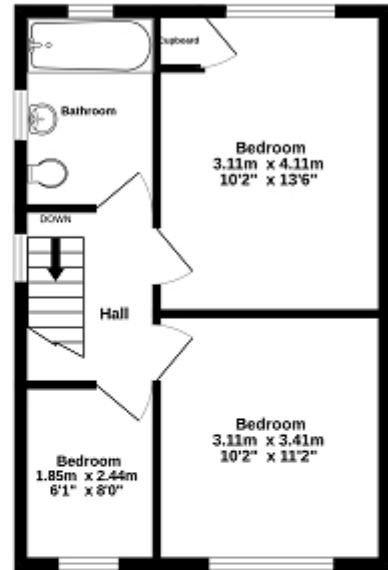
**7 BOLTON ROAD  
CHESSINGTON  
SURREY  
KT9 2JF  
£600,000**

**EXTENDED DETACHED HOUSE  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
21' X 9'11 FAMILY ROOM  
MAJORITY DOUBLE GLAZED  
GAS CENTRAL HEATING  
118' X 31' REAR GARDEN  
GARAGE WITH OWN DRIVEWAY  
UPDATING REQUIRED  
NO FORWARD CHAIN**

Ground Floor  
67.4 sq.m. (726 sq.ft.) approx.



1st Floor  
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 104.7 sq.m. (1127 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>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 74        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 52                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>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.