



**88 CHANTRY ROAD  
CHESSINGTON  
SURREY  
KT9 1JS  
£390,000**

**EXTENDED TERRACED HOUSE**

**TWO BEDROOMS**

**20'6 X 9'11 LIVING ROOM**

**13'5 X 6'9 GALLEY KITCHEN**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

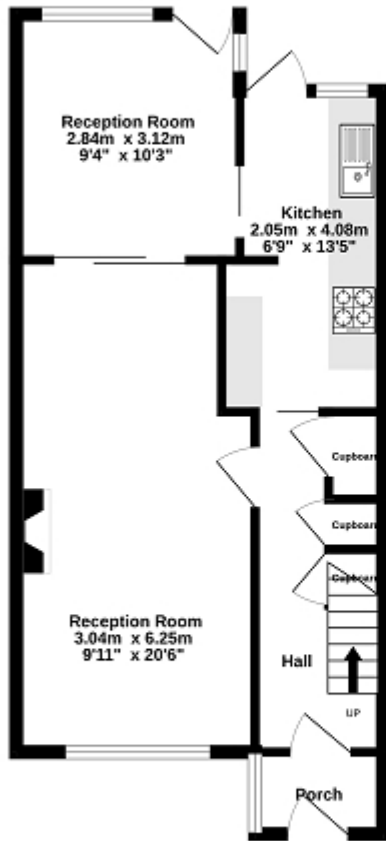
**SOUTH WESTERLY GARDEN**

**GARAGE TO THE REAR**

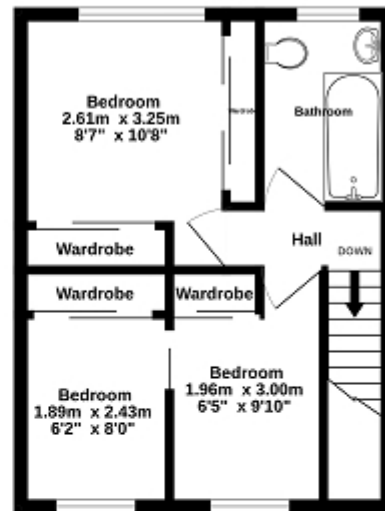
**UPDATING THROUGHOUT REQUIRED**

**NO FORWARD CHAIN**

Ground Floor  
43.2 sq.m. (465 sq.ft.) approx.



1st Floor  
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 72.3 sq.m. (778 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the Figures contained here, measurements of doors, windows, stairs 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>	50	
(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.