



**4 DORSET CLOSE  
CHESSINGTON  
SURREY  
KT9 1BF  
OFFERS IN EXCESS OF  
£800,000**

**EXTENDED DETACHED HOUSE**

**FOUR BEDROOMS**

**14'9 X 11'10 LIVING ROOM**

**23' X 16'11 MODERN KITCHEN, DINING FAMILY ROOM**

**3 BATH/SHOWER ROOMS**

**DOUBLE GLAZED WINDOWS**

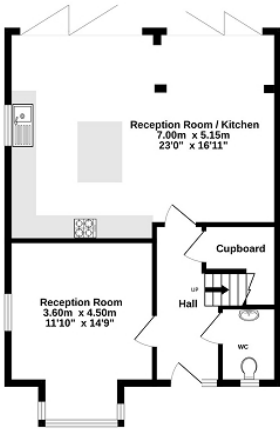
**GAS CENTRAL HEATING**

**17'10 X 14'5 GARDEN ROOM**

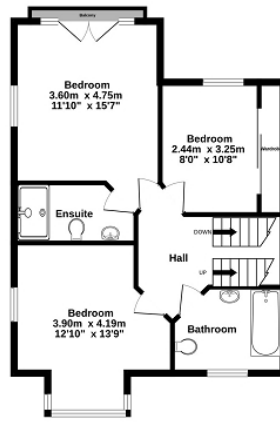
**OFF STREET PARKING FOR TWO CARS**

**CUL DE SAC LOCATION**

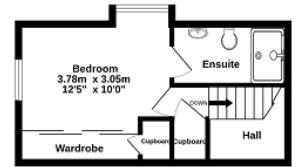
Ground Floor  
79.9 sq.m. (860 sq.ft.) approx.



1st Floor  
60.0 sq.m. (646 sq.ft.) approx.



2nd Floor  
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA: 166.4 sq.m. (1791 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>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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.