



**20 HUNTING GATE DRIVE  
CHESSINGTON  
SURREY  
KT9 2DQ  
OFFERS IN EXCESS OF  
£500,000**

**EXTENDED END TERRACE HOUSE**

**THREE BEDROOMS**

**21'2 X 12'7 (MAX) LIVING ROOM**

**16'4 X 12'4 MODERN KITCHEN DINING ROOM**

**7'10 X 7'4 OFFICE/STUDY**

**DOUBLE GLAZED WINDOWS**

**ELECTRIC UNDER FLOOR HEATING**

**WESTERLY FACING GARDEN**

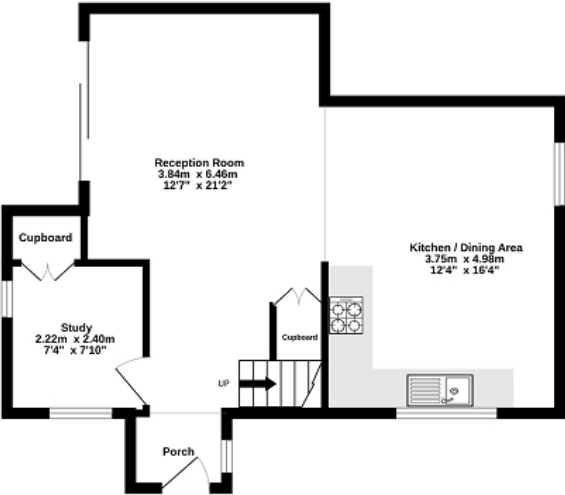
**GARAGE AND PARKING TO THE FRONT**

**NO FORWARD CHAIN**

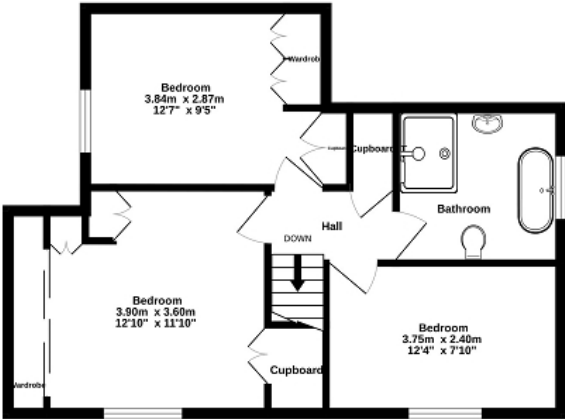
Telephone  
020 8397 5151

Email  
chessington@compassea.co.uk  
Website  
www.compassea.co.uk

Ground Floor  
49.3 sq.m. (531 sq.ft.) approx.



1st Floor  
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA : 96.4 sq.m. (1038 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.  
Made with Metropix 5/2024



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>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
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.