



**70 RHODRONS AVENUE
CHESSINGTON
SURREY
KT9 1AZ
OFFERS IN EXCESS OF
£550,000**

SEMI DETACHED HOUSE

THREE BEDROOMS

12'10 X 12'3 LIVING ROOM

17'9 X 11'4 MODERN KITCHEN DINING ROOM

MODERN FOUR PIECE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

79' WESTERLY FACING GARDEN

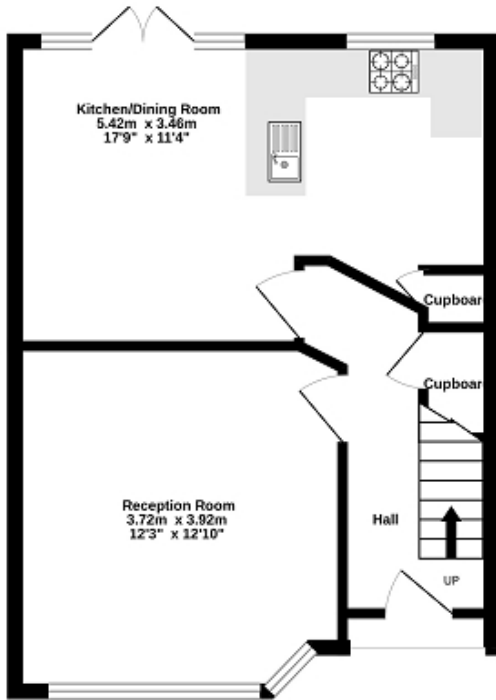
WELL PRESENTED

SOUGHT AFTER LOCATION

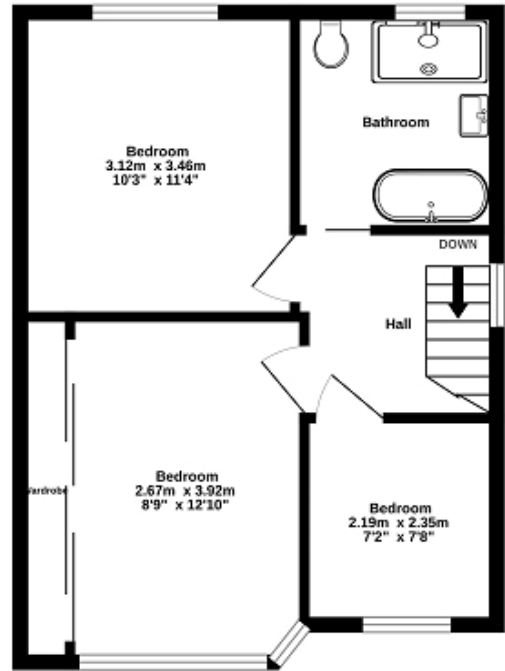
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Website
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Ground Floor
38.8 sq.m. (418 sq.ft.) approx.



1st Floor
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.