



**40A COMPTON CRESCENT  
CHESSINGTON  
SURREY  
KT9 2HB  
£585,000**

**DETACHED HOUSE**

**THREE BEDROOMS**

**19'8 X 13'1 LOUNGE DINING ROOM**

**10'7 X 8' KITCHEN**

**DOWNSTAIRS TOILET**

**DOUBLE GLAZED WINDOWS**

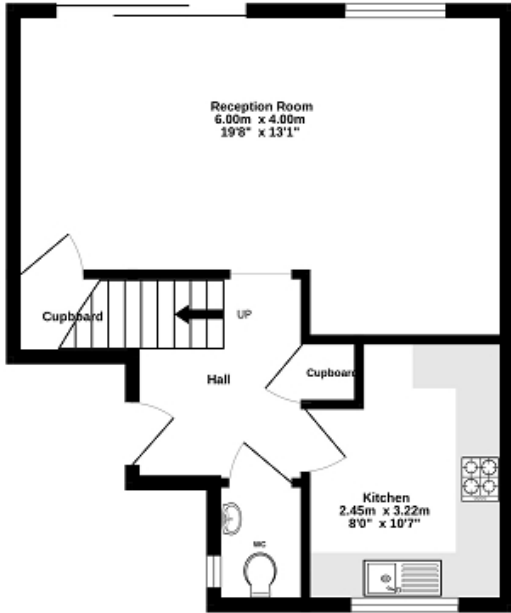
**GAS CENTRAL HEATING**

**GARAGE AND PARKING**

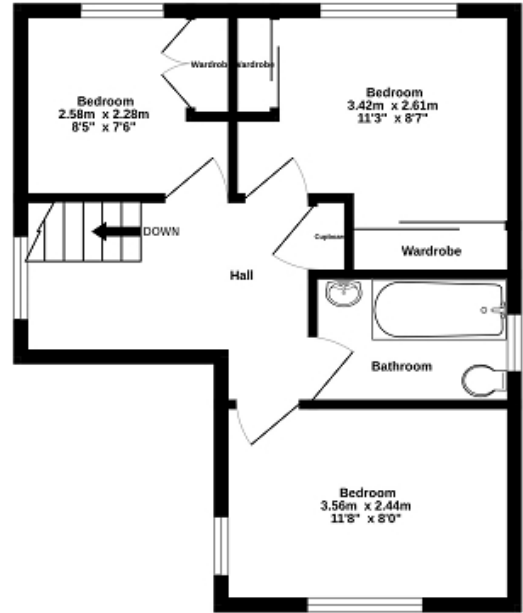
**40' X 21' GARDEN**

**SOUGHT AFTER LOCATION**

Ground Floor  
37.5 sq.m. (404 sq.ft.) approx.



1st Floor  
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 73.5 sq.m. (791 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>		83
(69-80) <b>C</b>	69	
(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.