



**1A CHESSINGTON CLOSE  
WEST EWELL, EPSOM  
SURREY  
KT19 9EQ  
GUIDE PRICE  
£325,000 - £350,000**

**GROUND FLOOR MAISONETTE**

**TWO BEDROOMS**

**10'2 X 6' KITCHEN**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**SHARED GARDEN TO THE REAR**

**PARKING TO THE FRONT OF GARAGE**

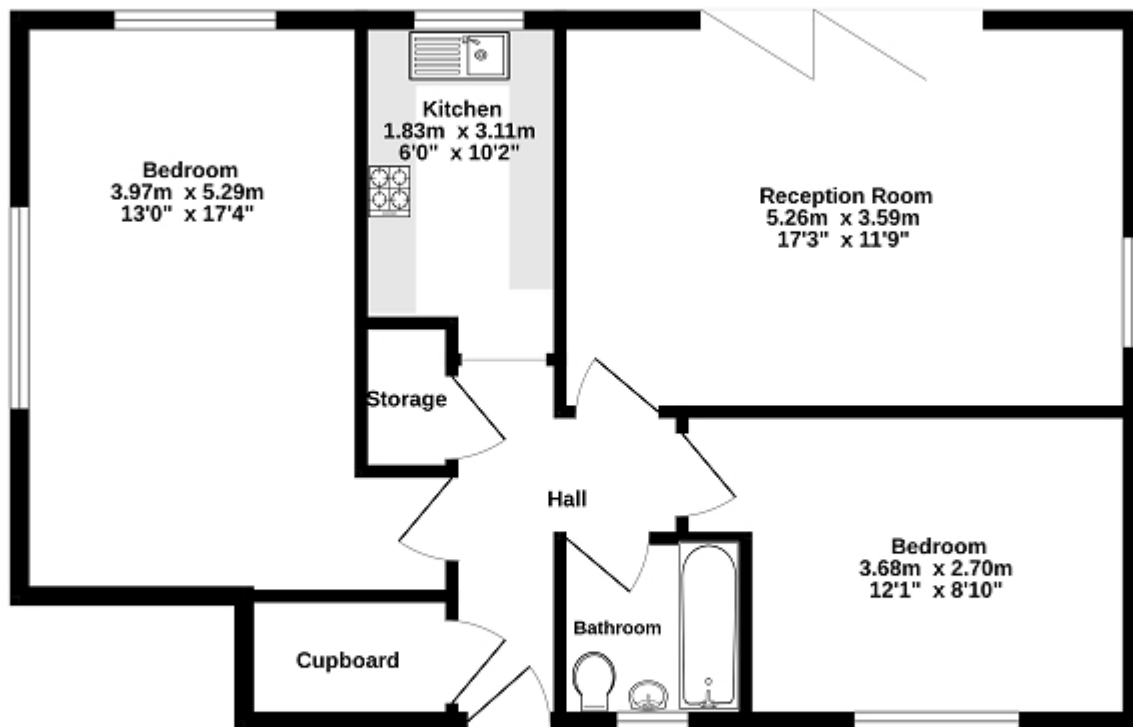
**WELL PRESENTED**

**NO FORWARD CHAIN**

Telephone  
020 8397 5151

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Website  
www.compassea.co.uk

Ground Floor  
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (710 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 misstatement. 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>	71	77
(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.