



**59 REYNOLDS AVENUE  
CHESSINGTON  
SURREY  
KT9 2LQ  
GUIDE PRICE  
£500,000 - £535,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION ROOMS**

**9'8 X 9'7 KITCHEN**

**BATHROOM WITH SEPARATE TOILET**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**80' X 32' SOUTH WESTERLY FACING GARDEN**

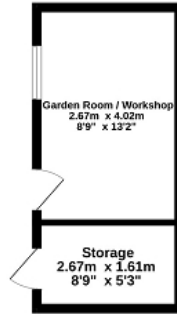
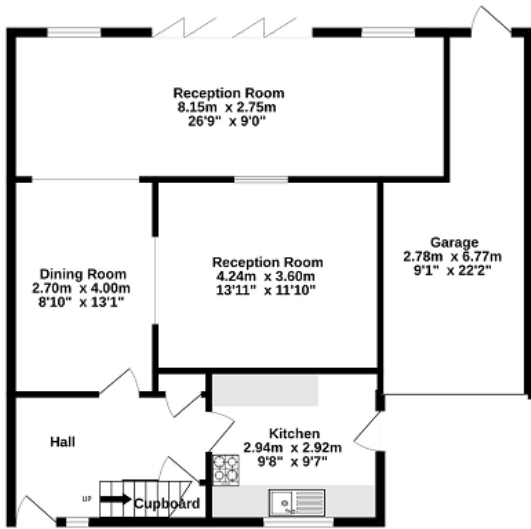
**GARAGE WITH OWN DRIVEWAY**

**CLOSE TO SHOPS, SCHOOLS AND TRANSPORT LINKS**

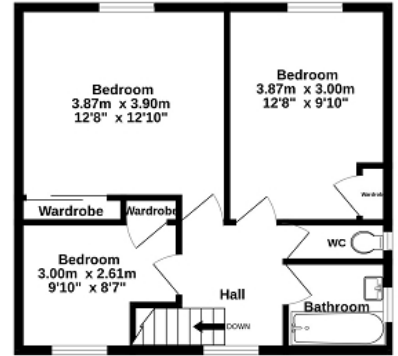
Telephone  
020 8397 5151

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

Ground floor



1st floor



TOTAL FLOOR AREA : 88.0 sq.m. (947 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>	72	
(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.