

**1 CRAYKE HILL  
CHESSINGTON  
SURREY  
KT9 2JY  
OFFERS IN EXCESS OF  
£350,000**

**GROUND FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**14'8 X 12' LIVING ROOM**

**9'6 X 9'5 MODERN KITCHEN**

**WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**36' X 29' SOUTH WESTERLY FACING REAR GARDEN**

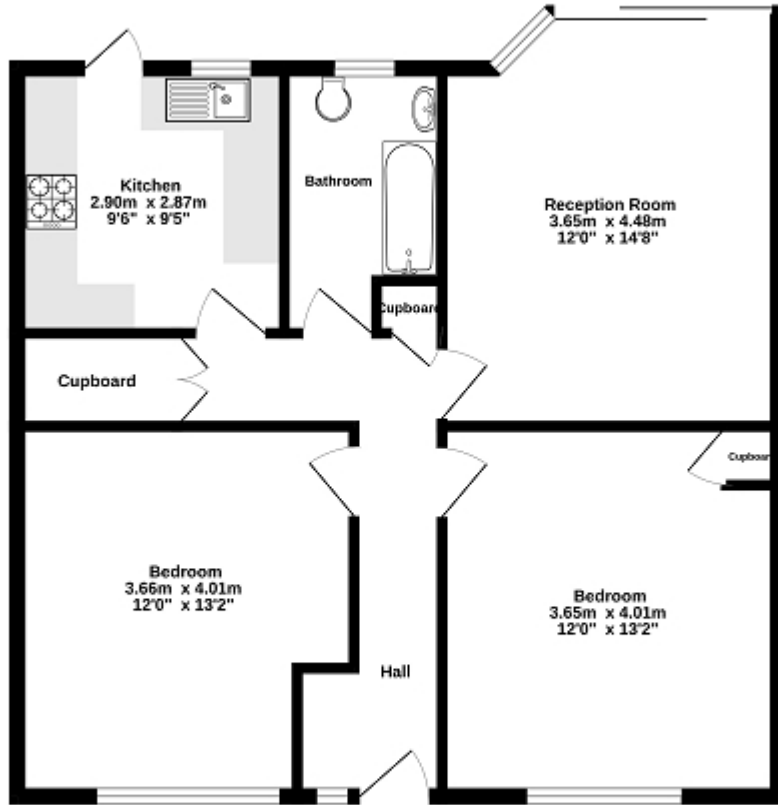
**EXTENDED LEASE**

**VIEWINGS HIGHLY RECOMMENDED**

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Ground Floor



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metlogic 02023

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>	74	78
(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.