



**12 LOFTHOUSE PLACE
CHESSINGTON
SURREY
KT9 2GW
OFFERS IN EXCESS OF
£775,000**

DETACHED HOUSE

FOUR BEDROOMS

14'1 X 14'1 LIVING ROOM

21'4 X 10'8 MODERN KITCHEN DINING ROOM

UTILITY ROOM

BATHROOM & ENSUITE SHOWER ROOM

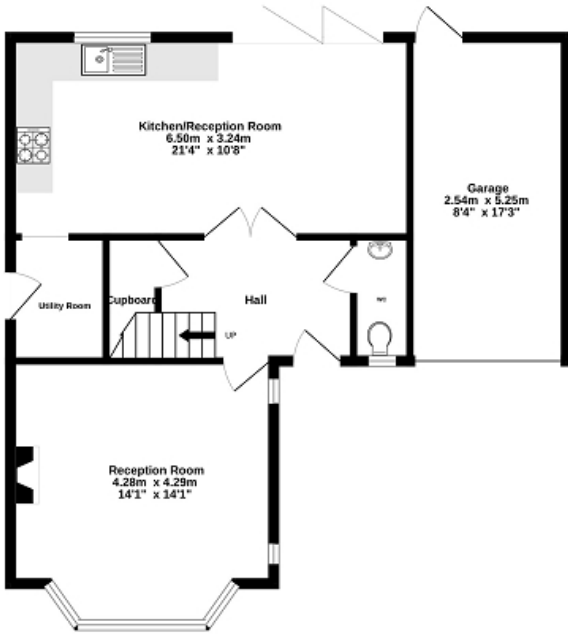
DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

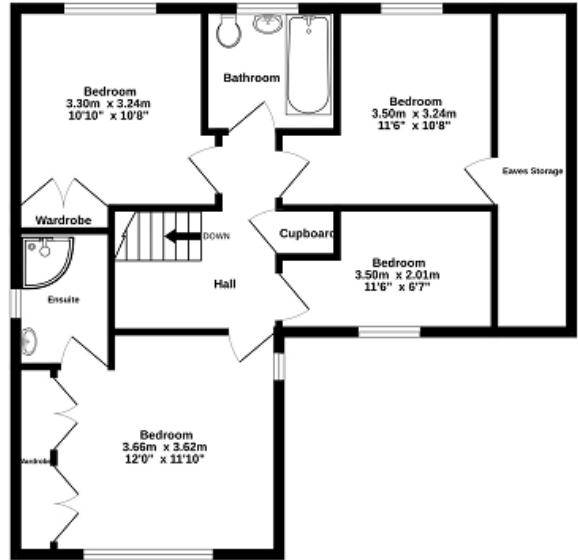
39' X 37' WESTERLY FACING GARDEN

CUL DE SAC LOCATION

Ground Floor
64.3 sq.m. (692 sq.ft.) approx.



1st Floor
63.0 sq.m. (678 sq.ft.) approx.



TOTAL FLOOR AREA: 127.3 sq.m. (1370 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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.