



**34 SOMERSET AVENUE  
CHESSINGTON  
SURREY  
KT9 1PN  
GUIDE PRICE  
£700,000 - £750,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE/FOUR BEDROOMS**

**14'11 X 11' RECEPTION ROOM**

**29'6 X 13'1 MODERN KITCHEN DINING ROOM**

**MODERN BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

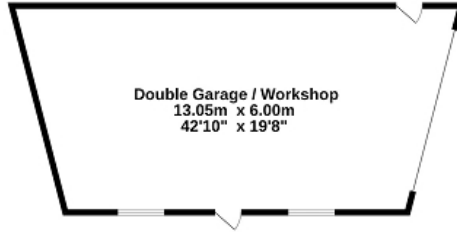
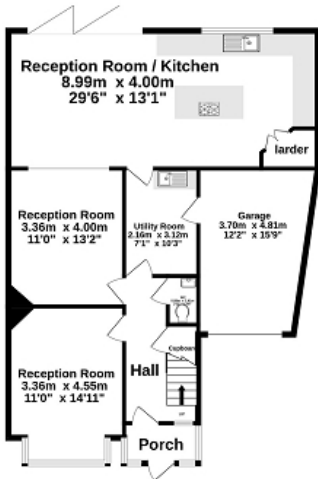
**GAS CENTRAL HEATING**

**86' X 40' WESTERLY FACING GARDEN**

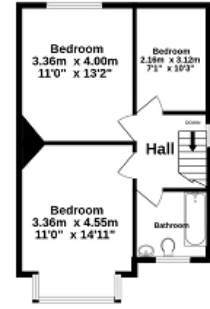
**42'10 X 19'8 GARAGE/WORKSHOP**

**NO FORWARD CHAIN**

Ground Floor  
166.0 sq.m. (1787 sq ft.) approx.



1st Floor  
43.4 sq.m. (467 sq ft.) approx.



TOTAL FLOOR AREA : 209.4 sq.m. (2254 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.