



**12 YORK WAY  
CHESSINGTON  
SURREY  
KT9 2JX  
£325,000**

**FIRST FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**14'9 X 12' LIVING ROOM**

**10' X 9'7 MODERN KITCHEN**

**MODERN WHITE BATHROOM SUITE**

**DOUBLE GLAZED WINDOWS**

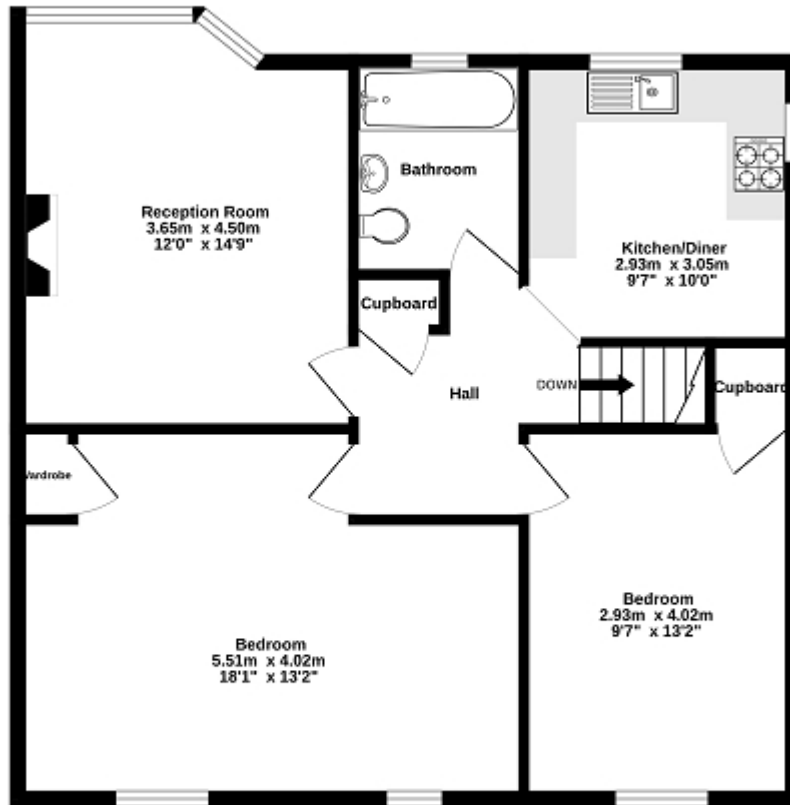
**GAS CENTRAL HEATING**

**OWN REAR GARDEN**

**WELL PRESENTED**

**IDEAL FIRST TIME BUY**

1st Floor  
68.4 sq.m. (736 sq.ft.) approx.



TOTAL FLOOR AREA : 68.4 sq.m. (736 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for indicative 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.  
Made with floorplan 12/04

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>	75	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.