



**11 WOODALL CLOSE
CHESSINGTON
SURREY
KT9 2SJ
GUIDE PRICE
£500,000 - £525,000**

SEMI DETACHED HOUSE

THREE BEDROOMS

14'10 X 12'9 LIVING ROOM

10'11 X 8'2 DINING AREA

10'11 X 7'7 KITCHEN

GAS CENTRAL HEATING

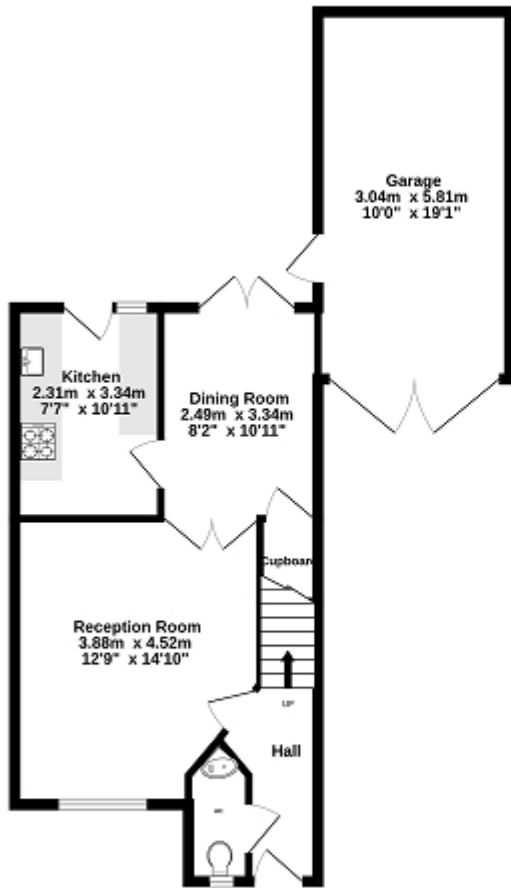
DOUBLE GLAZED WINDOWS

35' SOUTH EASTERLY FACING GARDEN

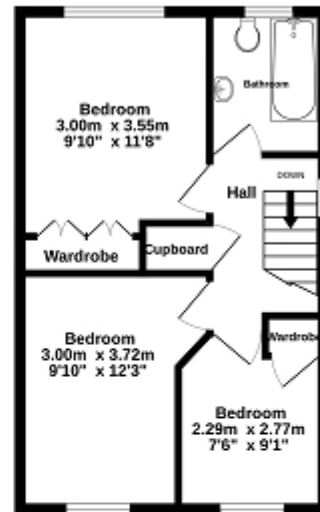
GARAGE WITH OWN DRIVEWAY

NO FORWARD CHAIN

Ground Floor
58.2 sq.m. (628 sq.ft.) approx.



1st Floor
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 96.4 sq.m. (1038 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 mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Netplan 12/2014



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(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.