



**48 CHESSINGTON HILL PARK  
CHESSINGTON  
SURREY  
KT9 2BS  
OFFERS IN EXCESS OF  
£475,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**18'6 X 14'1 LIVING ROOM**

**8'10 X 8'2 KITCHEN**

**12'3 X 8'2 CONSERVATORY**

**GAS CENTRAL HEATING**

**35' SOUTH EASTERLY FACING GARDEN**

**OFF STREET PARKING & GARAGE IN BLOCK**

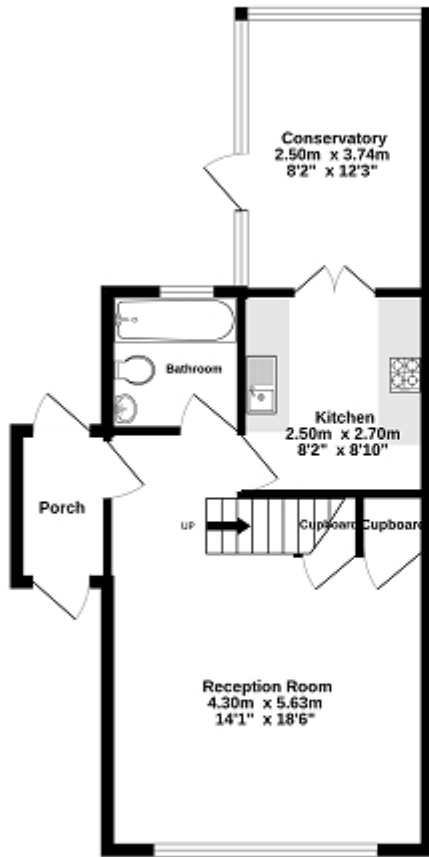
**DOUBLE GLAZED WINDOWS**

**NO FORWARD CHAIN**

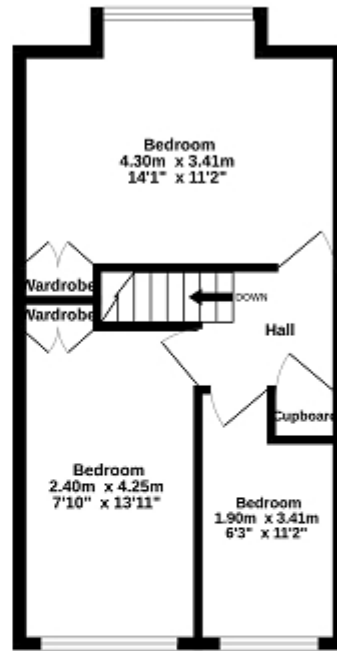
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Ground Floor  
45.0 sq.m. (484 sq.ft.) approx.



1st Floor  
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 80.7 sq.m. (869 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 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 02024



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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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.