



**488A CHESSINGTON ROAD  
WEST EWELL, EPSOM  
SURREY  
KT19 9HF  
GUIDE PRICE  
£600,000 - £650,000**

**EXTENDED SEMI DETACHED BUNGALOW**

**THREE/FOUR BEDROOMS**

**15'5 X 12' LIVING ROOM**

**12' X 11'10 KITCHEN BREAKFAST ROOM**

**MODERN BATHROOM SUITE AND SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**70' REAR GARDEN**

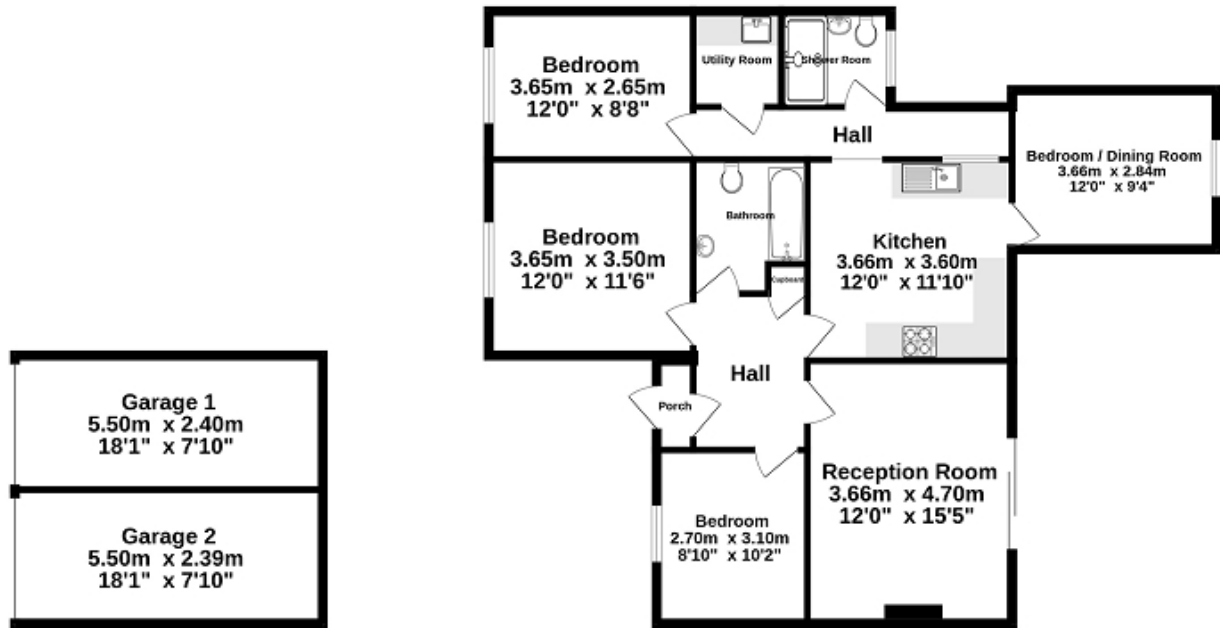
**TWO GARAGES AND OFF STREET PARKING**

**IDEAL FAMILY HOME**

Telephone  
020 8397 5151

Email  
chessington@compassea.co.uk  
Website  
www.compassea.co.uk

Ground Floor  
121.4 sq.m. (1307 sq.ft.) approx.



TOTAL FLOOR AREA : 121.4 sq.m. (1307 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.  
Made with Metropix 62025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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.