



**9 ROLLESBY ROAD
CHESSINGTON
SURREY
KT9 2BY
£485,000**

EXTENDED END TERRACE HOUSE

TWO BEDROOMS

17'11 X 15'8 OPEN PLAN LIVING ROOM

15'4 X 9'10 MODERN KITCHEN

MODERN BATHROOM AND SHOWER ROOM

OFFICE AND UTILITY ROOM

GAS CENTRAL HEATING

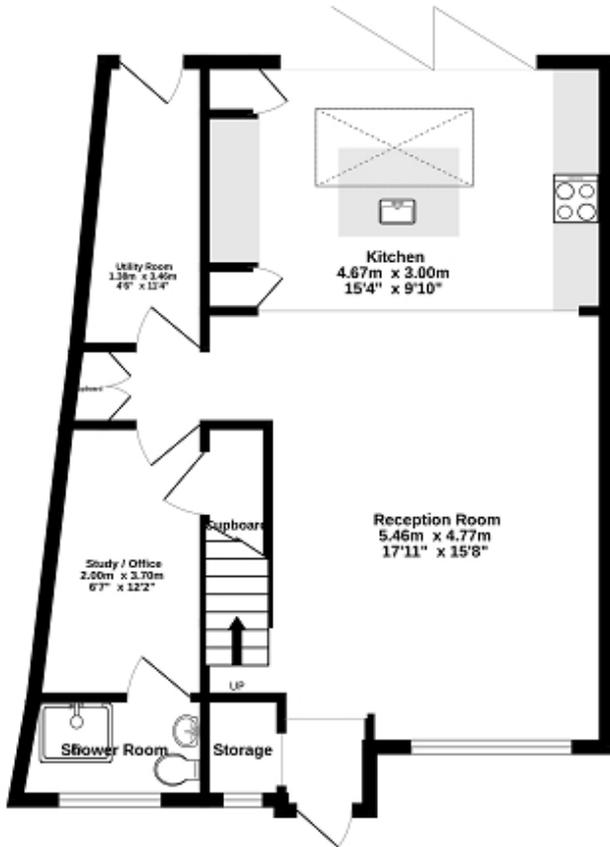
DOUBLE GLAZED WINDOWS

48'REAR GARDEN

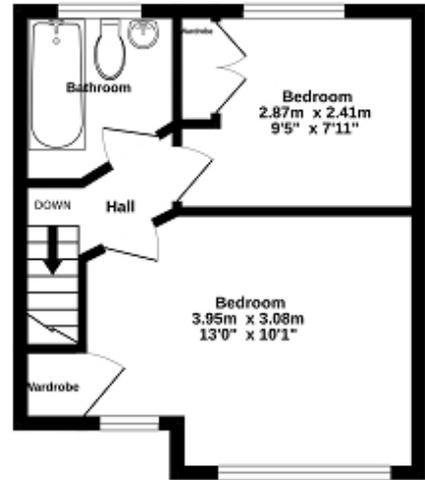
OFF STREET PARKING

NO FORWARD CHAIN

Ground floor



1st floor



TOTAL FLOOR AREA : 85.2 sq.m. (917 sq.ft.) approx.

While 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 availability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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.