



**16 FINLAYS CLOSE
CHESSINGTON
SURREY
KT9 1XG
OFFERS IN EXCESS OF
£450,000**

EXTENDED END TERRACED HOUSE

THREE BEDROOMS

25' X 12'9 LOUNGE DINING ROOM

9'11 X 7'4 KITCHEN

MODERN SHOWER ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

28' X 21' REAR GARDEN

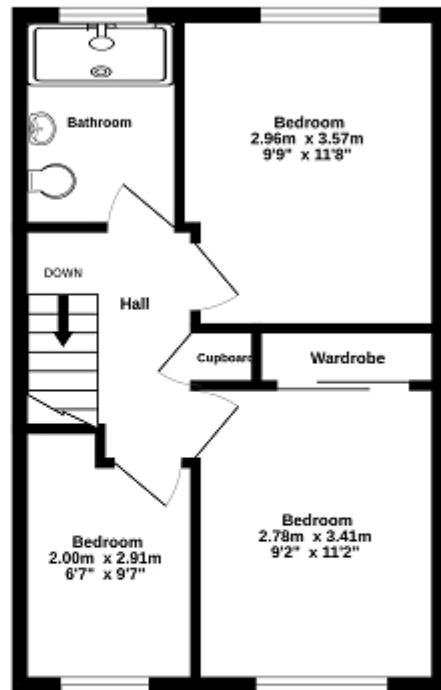
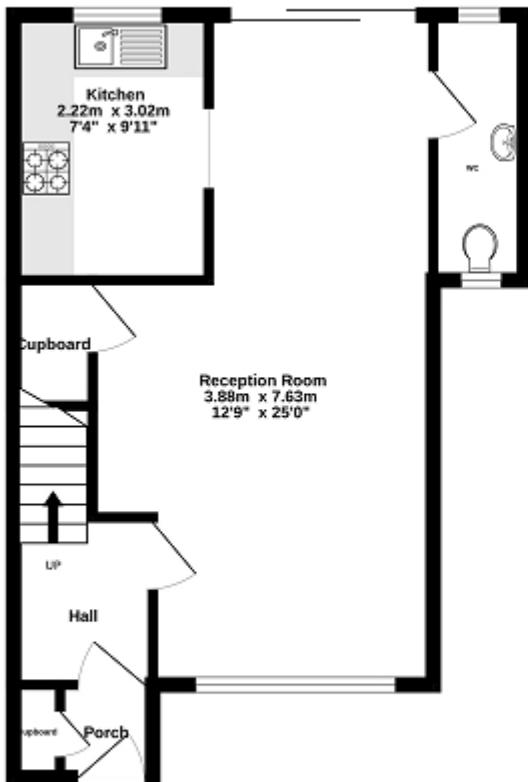
GARAGE IN BLOCK

NO FORWARD CHAIN



Ground Floor
42.0 sq.m. (452 sq.ft.) approx.

1st Floor
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 79.3 sq.m. (854 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.

Meets Part M1 of the Building Regulations 2005



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.