



**11A CHESHIRE GARDENS
CHESSINGTON
KT9 2PR
£365,000**

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

14' X 10'10 LIVING ROOM

12'6 X 7' KITCHEN DINER

MODERN WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

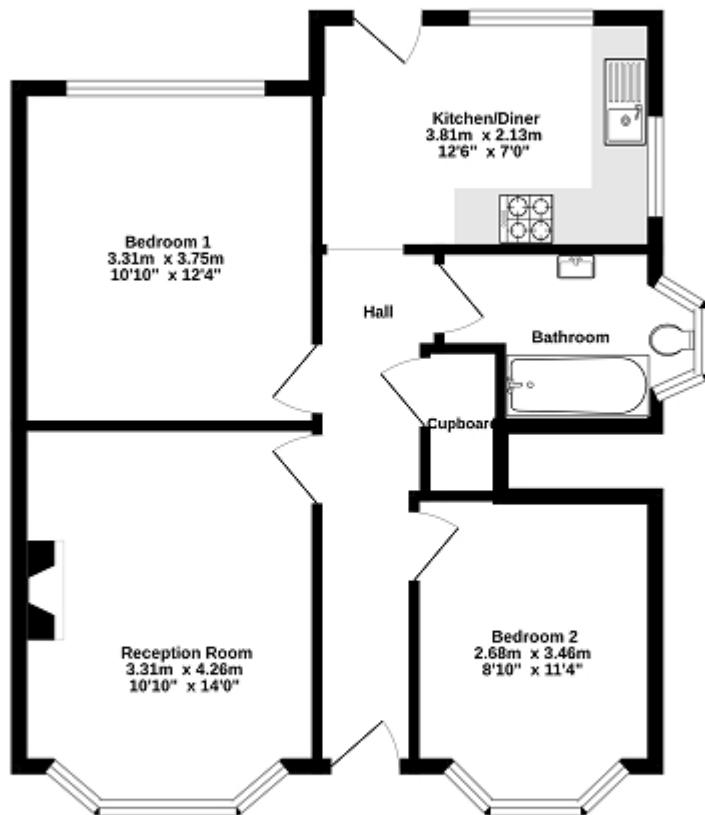
31' X 25' EASTERLY FACING REAR GARDEN

WELL PRESENTED

AN IDEAL FIRST TIME BUY



Ground Floor
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 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 error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended to 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	75
(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.