



**26 ELMCROFT DRIVE
CHESSINGTON
SURREY
KT9 1DU
OFFERS IN EXCESS OF
£650,000**

DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

KITCHEN WITH ACCESS TO THE GARDEN

BATHROOM WITH SEPARATE TOILET

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

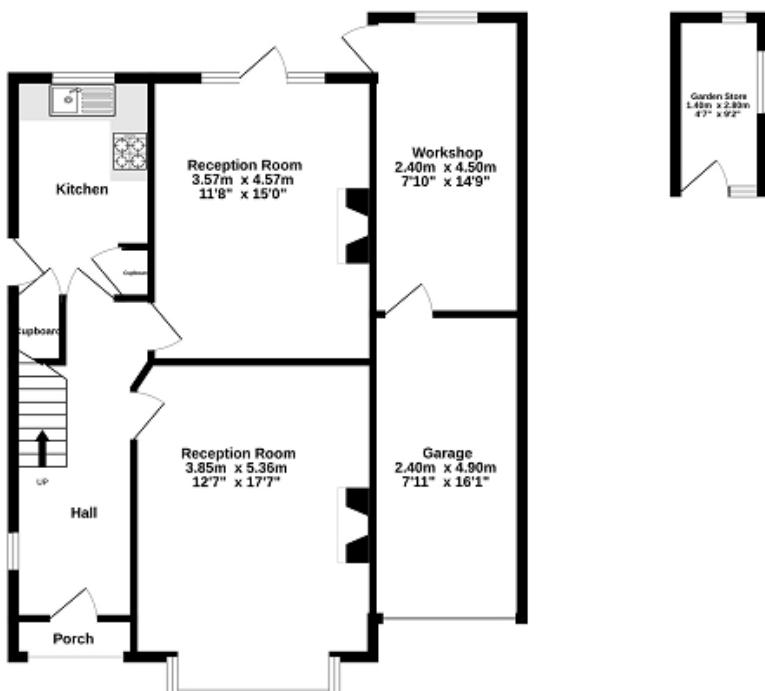
67' A 34' REAR GARDEN

GARAGE WITH OWN DRIVEWAY

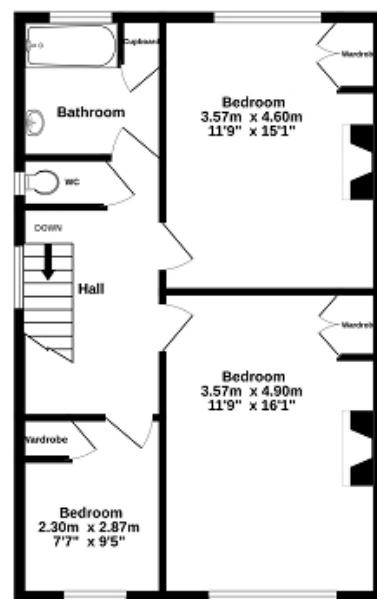
NO FORWARD CHAIN



Ground Floor



1st Floor



TOTAL FLOOR AREA : 111.0 sq.m. (1195 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 guidance only and should not 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(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.