



**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**

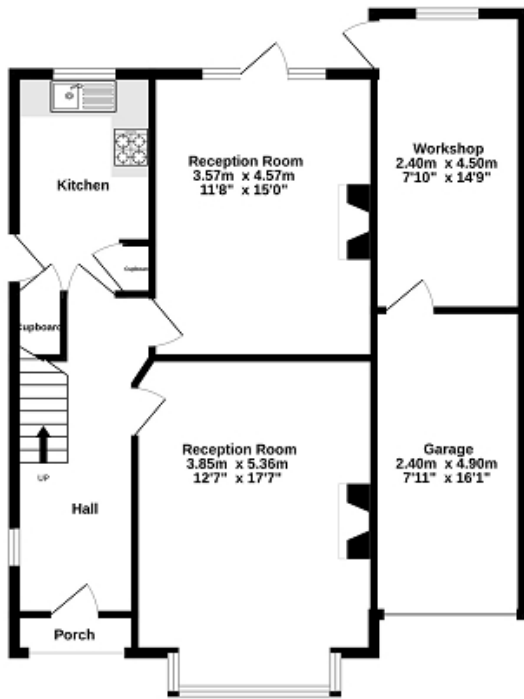
**67' A 34' REAR GARDEN**

**GARAGE WITH OWN DRIVEWAY**

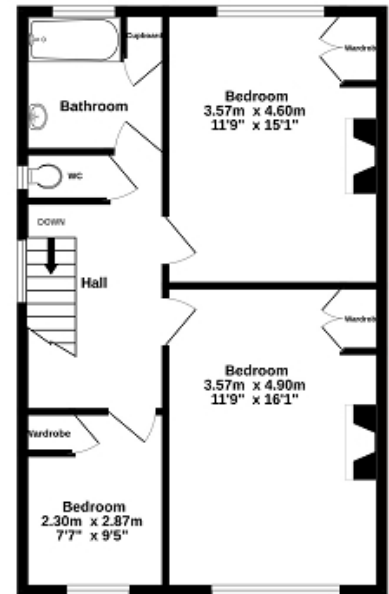
**NO FORWARD CHAIN**



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 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.