



**41 ROEBUCK ROAD
CHESSINGTON
SURREY
KT9 1JY
£440,000**

EXTENDED END TERRACE HOUSE

TWO BEDROOMS

20'6 X 15'6 (MAX) LIVING ROOM

15'6 X 9'1 KITCHEN DINING ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

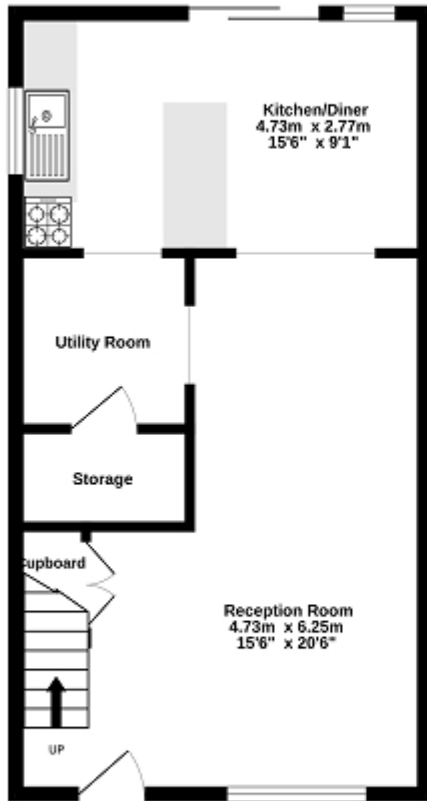
138' REAR GARDEN

OFF STREET PARKING AND GARAGE TO THE REAR

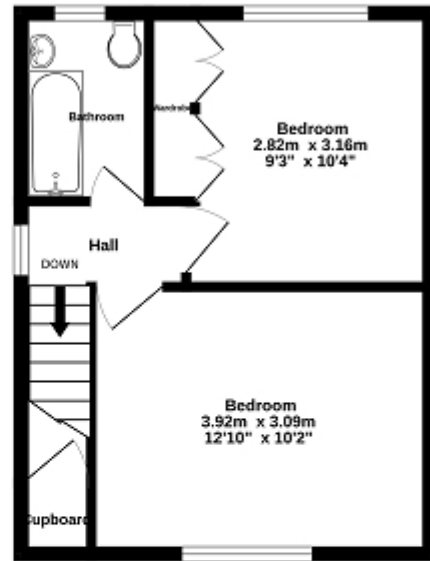
WELL PRESENTED

NO FORWARD CHAIN

Ground Floor
42.7 sq.m. (459 sq.ft.) approx.



1st Floor
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 72.2 sq.m. (777 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metapix 6/2005



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(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.