



**19 ANGUS CLOSE
CHESSINGTON
KT9 2BW
£425,000**

EXTENDED TERRACED HOUSE

THREE BEDROOMS

14'10 X 14'7 LIVING ROOM

14'1 X 9'1 KITCHEN DINING ROOM

14'1 X 9'7 CONSERVATORY

SHOWER ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

25' REAR GARDEN

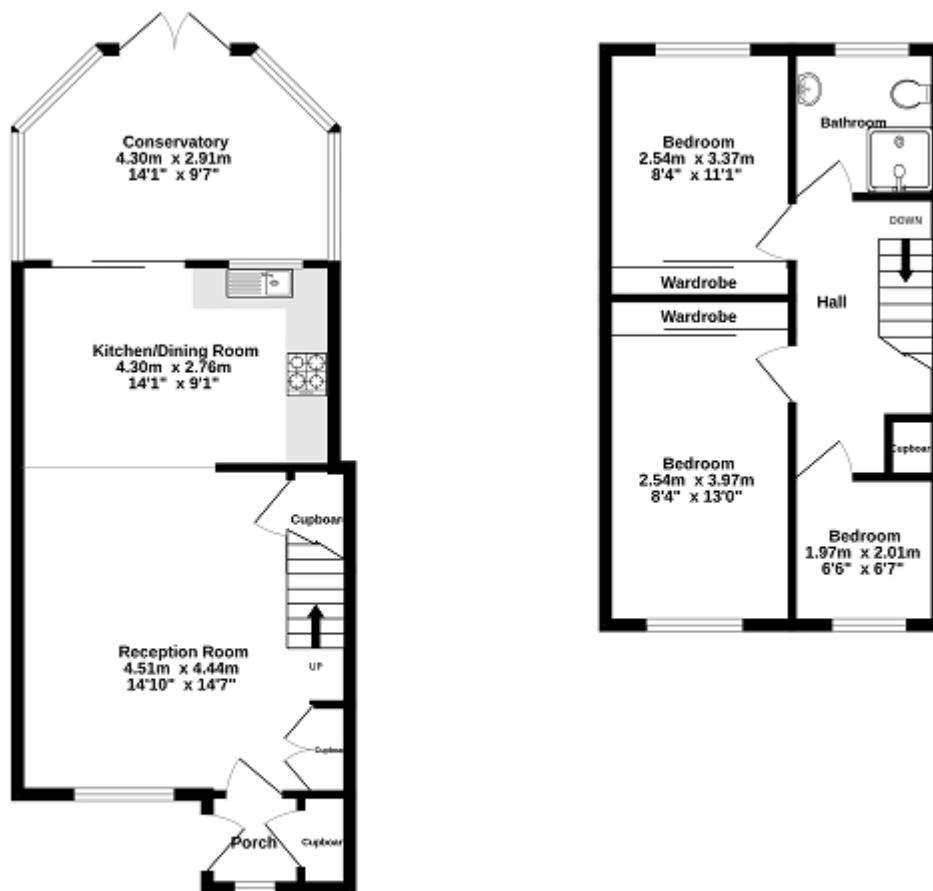
GARAGE IN BLOCK

CUL DE SAC LOCATION



Ground Floor
46.7 sq.m. (503 sq.ft.) approx.

1st Floor
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 80.2 sq.m. (863 sq.ft.) approx.

Whilst every effort 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 inaccuracy. These details are 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		
(69-80) C	74	80
(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.