



**44 ELMCROFT DRIVE  
CHESSINGTON  
KT9 1DU  
£665,000**

**SEMI DETACHED HOUSE**

**FOUR BEDROOMS**

**TWO RECEPTION ROOMS**

**13'1 X 8'7 KITCHEN BREAKFAST ROOM**

**SHOWER ROOM & SEPARATE TOILET**

**MAJORITY DOUBLE GLAZED**

**GAS CENTRAL HEATING**

**60' X 33' REAR GARDEN**

**GARAGE AND OFF STREET PARKING**

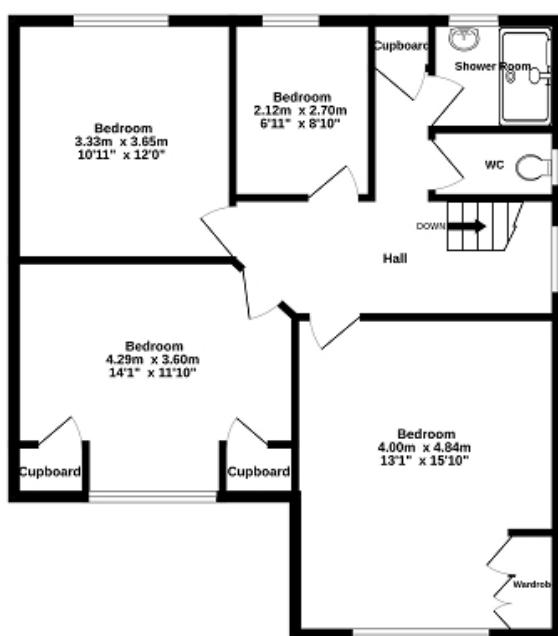
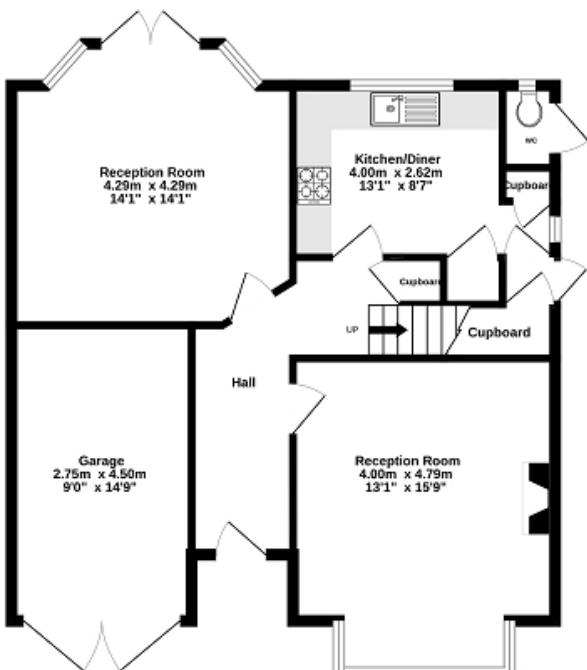
**UPDATING REQUIRED**

**NO FORWARD CHAIN**



Ground Floor  
73.8 sq.m. (794 sq.ft.) approx.

1st Floor  
74.0 sq.m. (797 sq.ft.) approx.



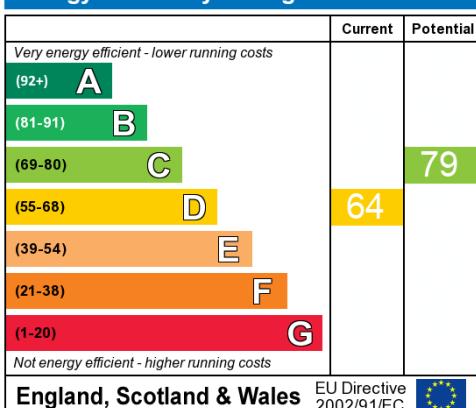
TOTAL FLOOR AREA: 147.8 sq.m. (1591 sq.ft.) approx.

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



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.