



**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

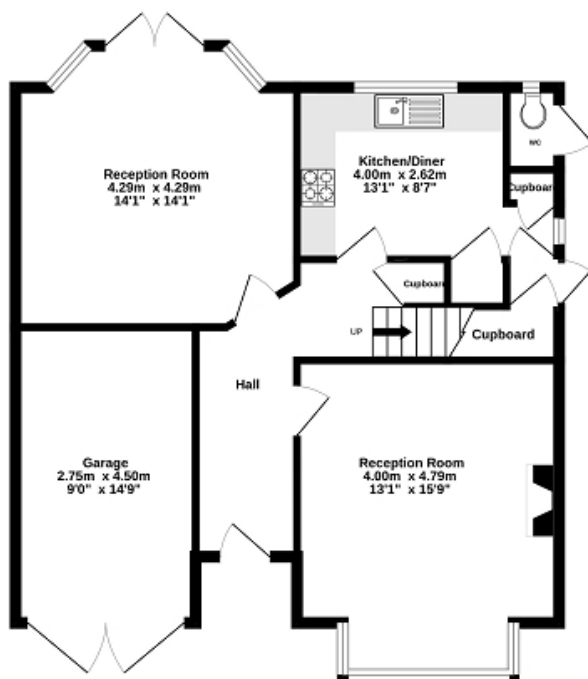
60' X 33' REAR GARDEN

GARAGE AND OFF STREET PARKING

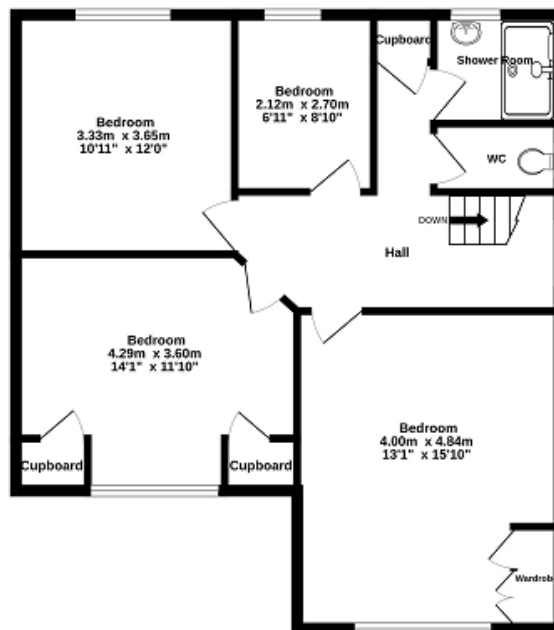
UPDATING REQUIRED

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

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |
| (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.