



**197 GILDERS ROAD
CHESSINGTON
KT9 2EB
OFFERS IN EXCESS OF
£425,000**

EXTENDED TERRACE HOUSE

THREE BEDROOMS

20'9 X 18'3 (MAX)L-SHAPED LIVING ROOM

22'1 X 8'3 KITCHEN DINING ROOM

FIRST FLOOR BATHROOM

DOUBLE GLAZED WINDOWS

AIR TO WATER PUMP CENTRAL HEATING

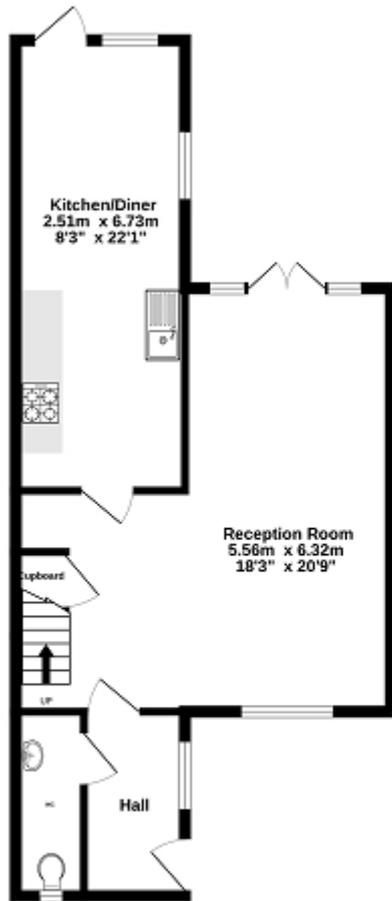
SOUTH EASTERLY FACING REAR GARDEN

GARAGE IN BLOCK

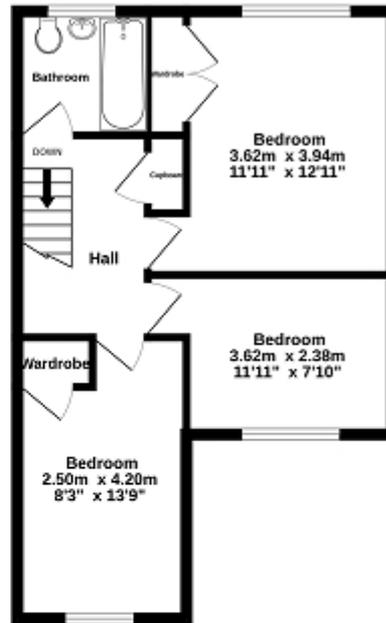
REQUIRES UPDATING THROUGHOUT

NO FORWARD CHAIN

Ground Floor
52.4 sq.m. (564 sq.ft.) approx.



1st Floor
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 Metapa 0200



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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.