



**53 ORCHARD ROAD
CHESSINGTON
KT9 1AL
OFFERS IN EXCESS OF
£500,000**

EXTENDED VICTORIAN SEMI DETACHED COTTAGE

TWO DOUBLE BEDROOMS

THREE RECEPTION ROOMS

10'6 X 7'6 KITCHEN

10'6 X 7'6 CONSERVATORY

BATHROOM AND SHOWER ROOM

DOUBLE GLAZING AND GAS CENTRAL HEATING

59' X 27' WELL MAINTAINED GARDEN

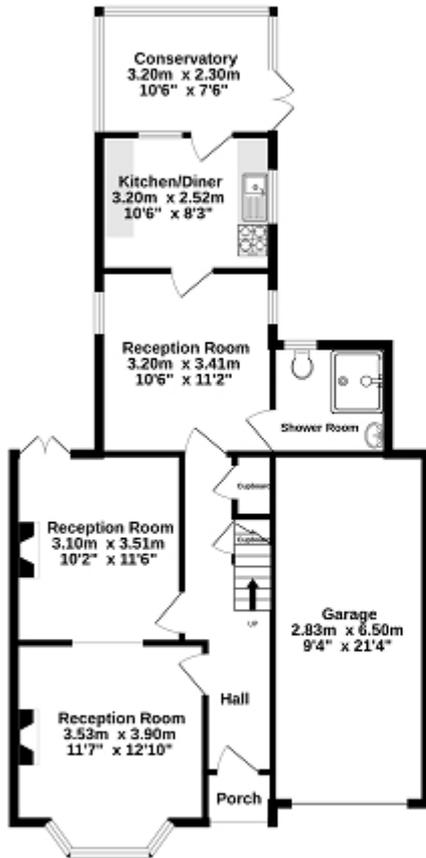
GARAGE AND PARKING

REQUIRES UPDATING

NO FORWARD CHAIN

Ground Floor
82.0 sq.m. (883 sq.ft.) approx.

1st Floor
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA : 127.7 sq.m. (1375 sq ft) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 guidance purposes only and should be used as such for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagis 12/06



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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.