



**67 CLAYTON ROAD
CHESSINGTON
KT9 1NQ
£450,000**

SEMI DETACHED VICTORIAN COTTAGE

TWO DOUBLE BEDROOMS

TWO RECEPTION ROOMS

12'5 X 7'4 MODERN KITCHEN

MODERN BATHROOM SUITE

DOUBLE GLAZED

GAS CENTRAL HEATING

27' SOUTH FACING REAR GARDEN

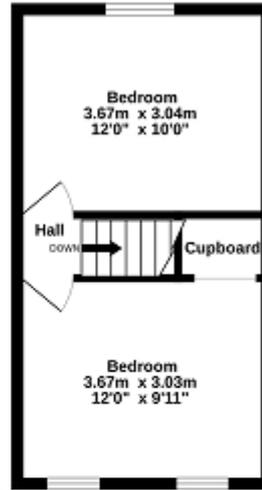
WELL PRESENTED THROUGHOUT

VIEWINGS HIGHLY RECOMMENDED

Ground Floor
36.8 sq.m. (418 sq.ft.) approx.



1st Floor
28.7 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA: 65.5 sq.m. (705 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropac (2008)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(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.