



**76 RHODRONS AVENUE  
CHESSINGTON  
KT9 1AZ  
OFFERS IN EXCESS OF  
£600,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**24'5 X 11'2 LIVING ROOM**

**18'4 X 14'7 MODERN KITCHEN BREAKFAST ROOM**

**MODERN SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**72' X 26' SOUTH FACING GARDEN**

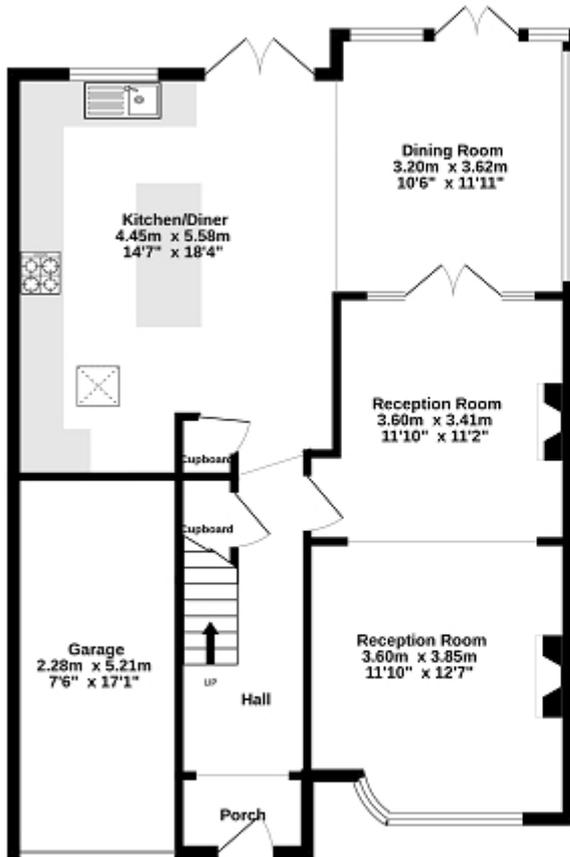
**GARAGE WITH OWN DRIVEWAY**

**WELL PRESENTED THROUGHOUT**

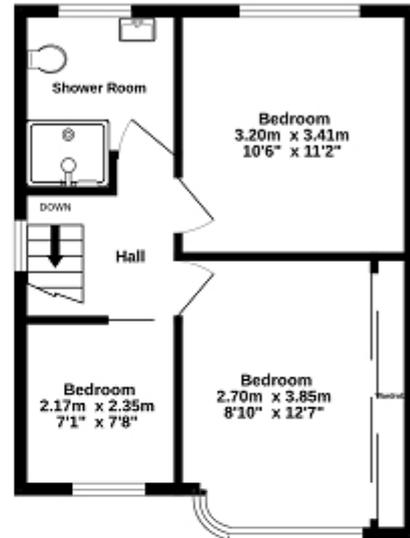
**AN IDEAL FAMIL HOME**



Ground Floor  
84.2 sq.m. (905 sq.ft.) approx.



1st Floor  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 124.2 sq.m. (1337 sq.ft.) approx.

While 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 errors, omissions or mis-statements. 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 Metapic 02020



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.