



**48 ELM ROAD  
CHESSINGTON  
KT9 1AW  
£525,000**

**EXTENDED SEMI DETACHED HOUSE**

**THREE BEDROOMS**

**TWO RECEPTION ROOMS**

**9' X 7'10 KITCHEN**

**BATHROOM WITH SEPARATE TOILET**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**74' X 27' SOUTH FACING GARDEN**

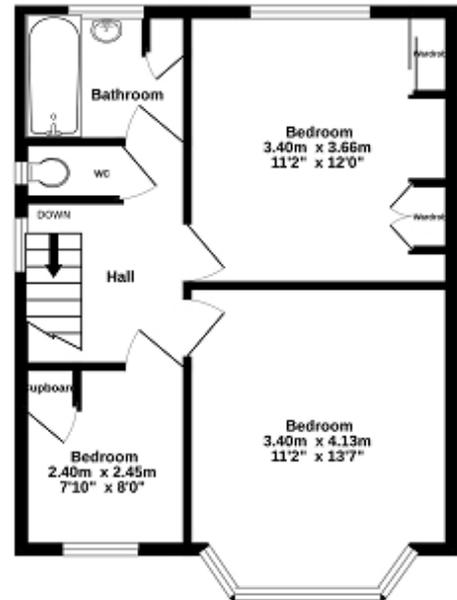
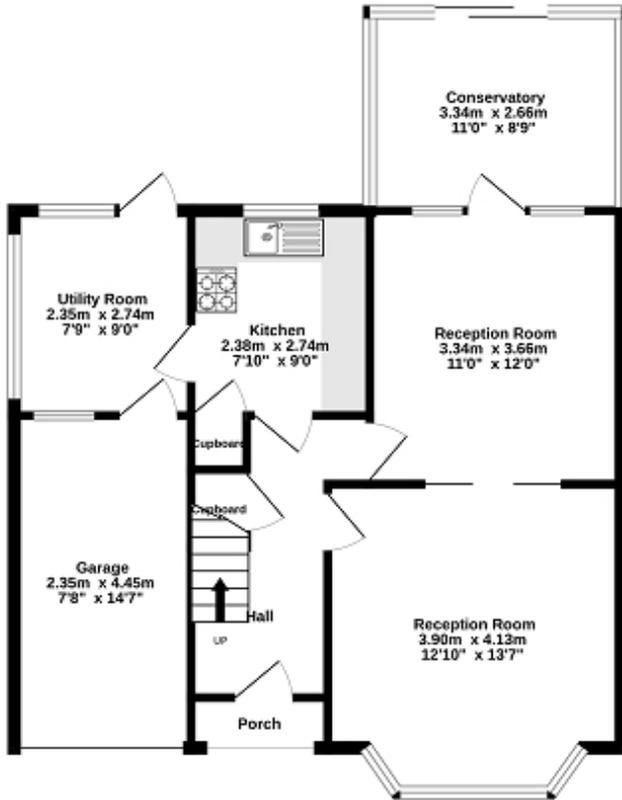
**GARAGE WITH OWN DRIVEWAY**

**UPDATING REQUIRED THROUGHOUT**

**NO FORWARD CHAIN**

Ground Floor  
69.2 sq.m. (745 sq.ft.) approx.

1st Floor  
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA: 112.2 sq.m. (1208 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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.