



**28 PRIORY ROAD
CHESSINGTON
KT9 1EF
OFFERS IN EXCESS OF
£450,000**

EXTENDED SEMI DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION AREAS

12'3 X 8'11 KITCHEN

BATHROOM WITH SEPARATE TOILET

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

34' SOUTHERLY FACING REAR GARDEN

GARAGE TO THE REAR

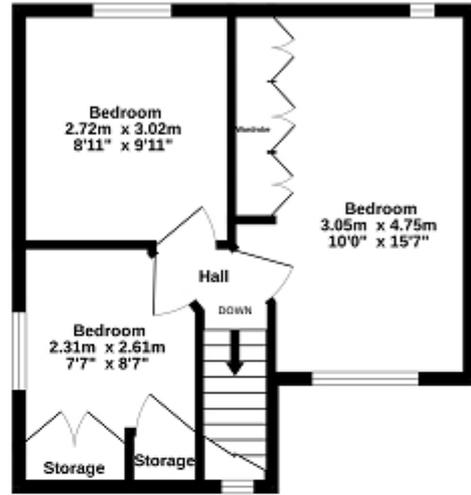
WELL PRESENTED

NO FORWARD CHAIN

Ground Floor
53.4 sq.m. (575 sq.ft.) approx.



1st Floor
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA: 87.0 sq.m. (936 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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(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.