



**28 ELLINGHAM ROAD
CHESSINGTON
KT9 2JA
£589,950**

EXTENDED SEMI DETACHED HOUSE

THREE BEDROOMS

13'1 X 11'1 LIVING ROOM

17' X 13'7 KITCHEN DINING ROOM

UTILITY ROOM

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

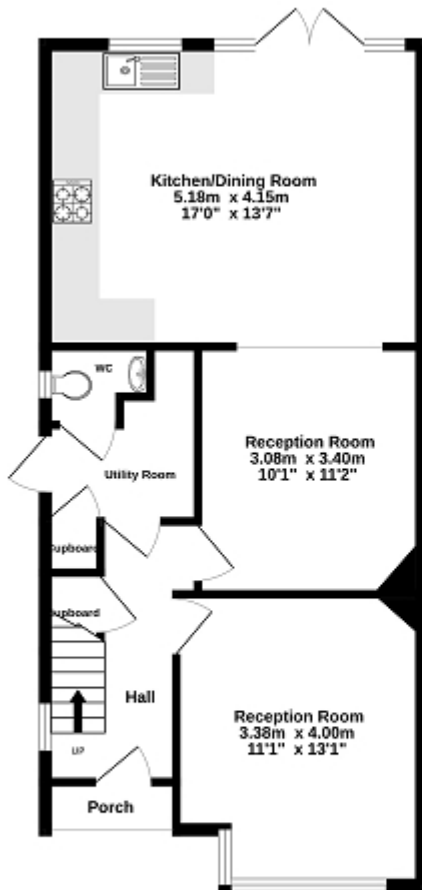
85' X 23' SOUTHERLY FACING REAR GARDEN

OFF STREET PARKING

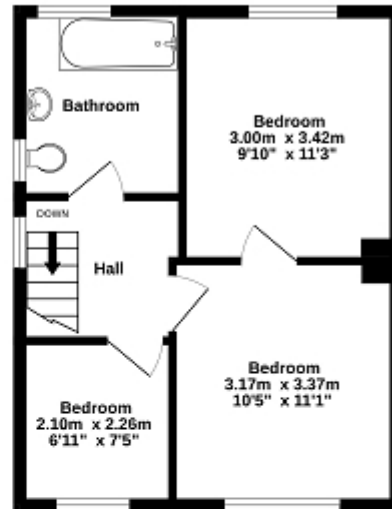
CUL DE SAC LOCATION

VIEWINGS HIGHLY RECOMMENDED

Ground Floor
60.6 sq.m. (652 sq.ft.) approx.



1st Floor
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 98.5 sq.m. (1060 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan 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 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		78
(55-68) D	66	
(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.