



## 5 Calton Close

, Chertsey, KT16 0BX

**Asking price £925,000**



SALE AGREED BY NEWBOULDS & CO





# Floor Plan

**Ground Floor**

- Garden: 39.5 x 36.5 (12.02 x 11.09m)
- Kitchen / Diner Area: 27.7 x 12.0 (9.02 x 3.65m)
- Play Room: 2.61 x 1.68m
- Living Room: 13.8 x 11.2 (4.17 x 3.45m)
- Office: 11.9 x 9.9 (3.56 x 2.96m)
- Garage
- Driveway

**First Floor**

- Master Bedroom: 19.5 x 11.5 (4.70 x 3.48m)
- Bedroom 2: 15.4 x 10.6 (4.68 x 3.20m)
- Bedroom 3: 13.8 x 11.6 (4.16 x 3.50m)
- Bedroom 4: 12.10 x 9.7 (3.62 x 2.91m)
- Landing
- A/C

**Calton Close**  
 Gross Internal Area 1939 sq. ft / 180.15 sq. m  
 CH = Ceiling Heights  
 For identification purposes only.  
 The Position and size of doors, windows, appliances  
 Bedroom and other features are approximate only.  
 For illustrative purposes only - not to scale

**Newboulds & Co**

# Area Map



# Viewing

Please contact our Shepperton - Sales Office on 01932232927 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	89
(69-80) <b>C</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	