



PAUL GRAHAM



71 Demesne Road, Wallington, Surrey, SM6 8EW | **Guide Price £650,000**

Situated on a bold corner plot this detached family house offers potential to extend subject to planning permission. The property which has been modernised and updated by the current owners has two reception rooms and fitted kitchen with separate utility area. Upstairs boasts three bedrooms and a spacious refitted bathroom. The good size rear garden is mainly laid to lawn with a pond and raised patio areas. At the rear of the garden, there is a detached garage and the front drive provides off street parking. No chain.

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

ENTRANCE HALL

LOUNGE 12' 8" x 12' 7" (3.86m x 3.84m)

DINING ROOM 14' 0" x 13' 1" (4.27m x 3.99m)

KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m)

UTILITY AREA 13' 9" x 4' 2" (4.19m x 1.27m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 11' 4" x 12' 9" (4.27m x 3.89m)

BEDROOM 2 12' 8" x 12' 8" (3.86m x 3.86m)

BEDROOM 3 7' 3" x 5' 10" (2.21m x 1.78m)

SPACIOUS BATHROOM

GOOD SIZE REAR GARDEN

OFF STREET PARKING

DETACHED GARAGE

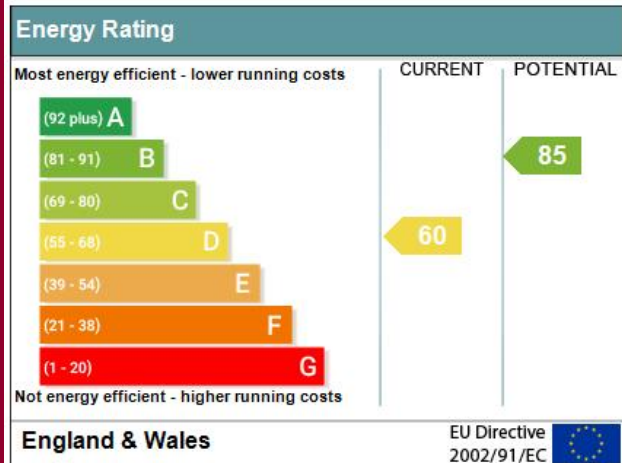
NO CHAIN

POTENTIAL TO EXTEND STPP



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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