



PAUL GRAHAM



14 Millbank, Demesne Road, Wallington, Surrey, SM6 8PR | **Guide Price £400,000**

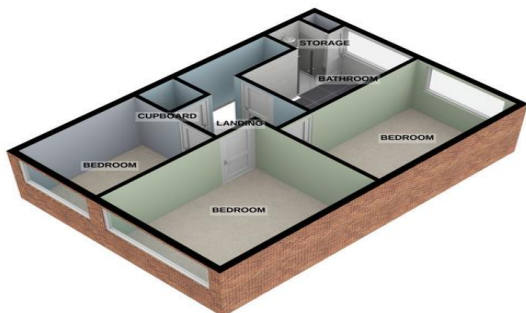
Paul Graham are pleased to market this 3 bed end of terrace house. Benefitting from a 16'8" reception room, separate kitchen and first floor bathroom. There is potential for off street parking (STPP) and it benefits from a garage. The property requires some modernisation but has great potential for a lovely family home. A viewing is recommended.



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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 PORCH**

**ENTRANCE HALL**

**KITCHEN** 10' 4" x 9' 9" (3.15m x 2.97m)

**RECEPTION ROOM** 16' 8" x 14' 11" (5.08m x 4.55m)

**LANDING**

**BEDROOM 1** 12' 1" x 9' 6" (3.68m x 2.9m)

**BEDROOM 2** 13' x 7' 11" (3.96m x 2.41m)

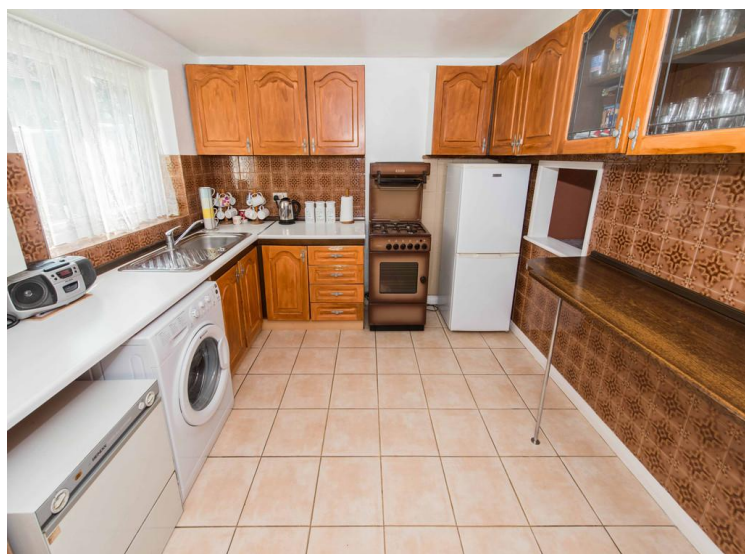
**BEDROOM 3** 9' x 6' 11" (2.74m x 2.11m)

**BATHROOM** 9' 8" x 5' 3" increasing to 8'4" (2.95m x 1.6m)

**REAR GARDEN**

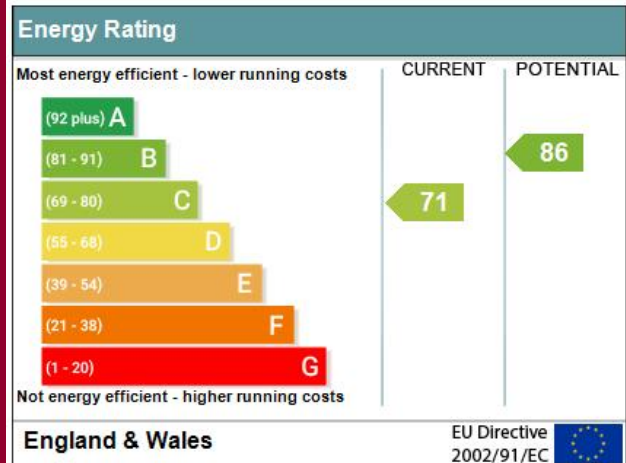
**GARAGE**

**POTENCIAL FOR OFF STREET PARKING (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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