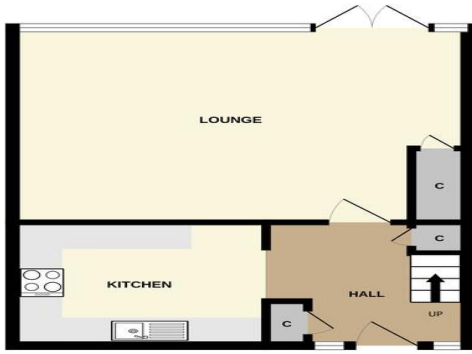




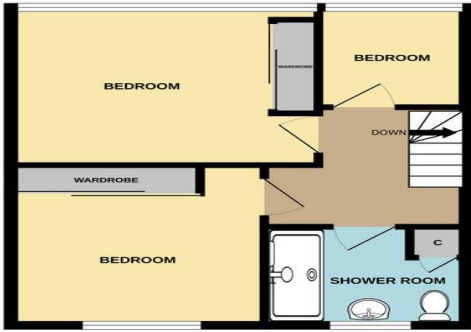
6 Millbank, Demesne Road, Wallington, Surrey, SM6 8PR | **£435,000 Freehold**

Located within easy reach of a range of excellent schools including Wilson's this beautifully presented three bedroom house has been updated by the current owners. The well presented interior is comprised of a 18'6 lounge/diner with door out to the garden and a modern fitted kitchen. Upstairs there are three bedrooms (two with fitted wardrobes) and a refitted shower room. There is garden at the front and a walled garden with artificial lawn and garage at the rear. Potential for off street parking STPP.

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) 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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**ENTRANCE HALL**

**LOUNGE/DINER 18' 6" x 12' 11" (5.64m x 3.94m)**

**KITCHEN 10' 1" x 8' 2" (3.07m x 2.49m)**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1 12' 7" x 10' 10" (3.84m x 3.3m)**

**BEDROOM 2 10' 6" x 10' 5" (3.2m x 3.18m)**

**BEDROOM 3 6' 7" x 5' 6" (2.01m x 1.68m)**

**REFITTED SHOWER ROOM**

**FRONT AND REAR GARDENS**

**GARAGE EN BLOC**

**CLOSE TO EXCELLENT SCHOOLS**



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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