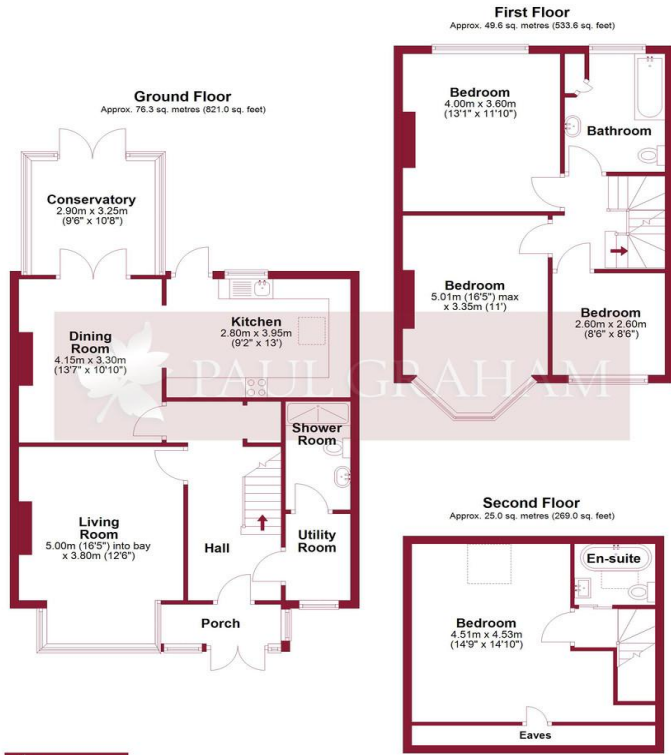




69 Demesne Road, Wallington, Surrey, SM6 8ET | **Guide Price £700,000 Freehold**

Paul Graham are delighted to offer this very well presented family home which is well positioned for a number of reputable schools including Beddington Infants, Holy Trinity and Wallington County Grammar school. The property which has been updated and well maintained by the current owners sits on a corner plot and boasts good size rooms. Early viewings advised.



Total area: approx. 150.8 sq. metres (1623.6 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanItUp.

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 16' 5" x 12' 6" (5m x 3.81m)

DINING ROOM 13' 7" x 10' 10" (4.14m x 3.3m)

KITCHEN 9' 3" x 9' 2" (2.82m x 2.79m)

CONSERVATORY 10' 8" x 9' 6" (3.25m x 2.9m)

UTILITY ROOM/SHOWER ROOM

STAIRS TO THE FIRST FLOOR

BEDROOM 1 16' 5 max" x 11' 0" (5m x 3.35m)

BEDROOM 2 13' 1" x 11' 10" (3.99m x 3.61m)

BEDROOM 3 8' 6" x 8' 6" (2.59m x 2.59m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 4 14' 10 max" x 14' 9" (4.52m x 4.5m)

BATHROOM

DETACHED GARAGE

FRONT AND REAR GARDENS



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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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