

110 Demesne Road, Wallington, Surrey, SM6 8EY
Guide Price £725,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to present this spacious semi detached family house which is well positioned for a range of schools for most age groups.

The property which has been updated by the current owners has two good size reception rooms, a conservatory and a modern fitted kitchen. The first floor boasts three good size bedrooms and a large family bathroom with freestanding bath and separate shower enclosure. On the top floor, there is another double bedroom and shower room.

Outside the owners have created an ideal entertaining space with decked seating area. There is also a 17'3 home office/gym with wifi. The front provides off street parking and a shared drive leads to the garage. The gardens back onto the allotments (plots available subject to availability).



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 16' 9" x 12' 7" (5.11m x 3.84m)

DINING ROOM 13' 9" x 11' 6" (4.19m x 3.51m)

CONSERVATORY 9' 10" x 9' 8" (3m x 2.95m)

KITCHEN 10' 4" x 8' 3" (3.15m x 2.51m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 16' 8 max" x 11' 6" (5.08m x 3.51m)

BEDROOM 2 13' 9" x 11' 6" (4.19m x 3.51m)

BEDROOM 3 8' 3" x 8' (2.51m x 2.44m)

SPACIOUS FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 4 15' 11" x 13' 6" (4.85m x 4.11m)

SHOWER ROOM

REAR GARDEN

HOME OFFICE/GYM 17' 3" x 10' 6" (5.26m x 3.2m)

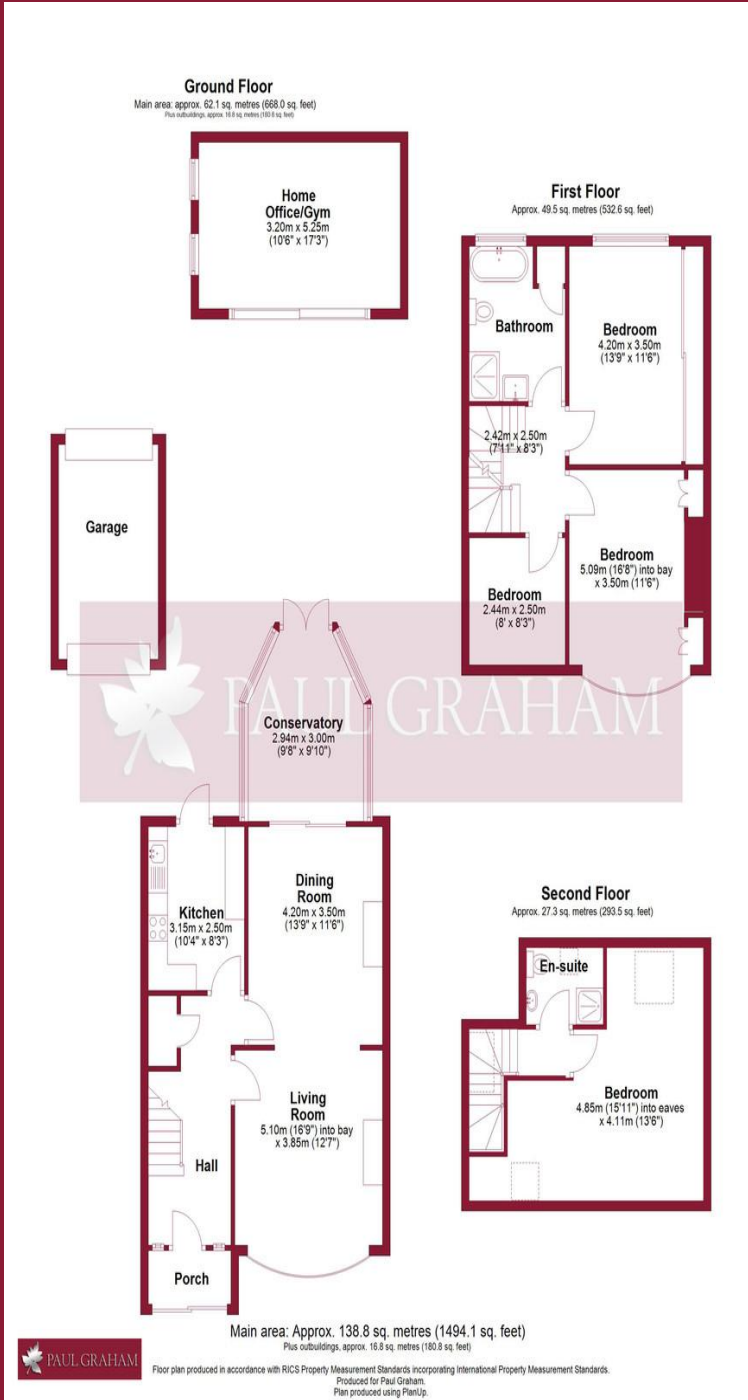
**OFF STREET PARKING AND DRIVEWAY
GARAGE**



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk