

110 Demesne Road, Wallington, Surrey, SM6 8EY  
£699,950 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://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**

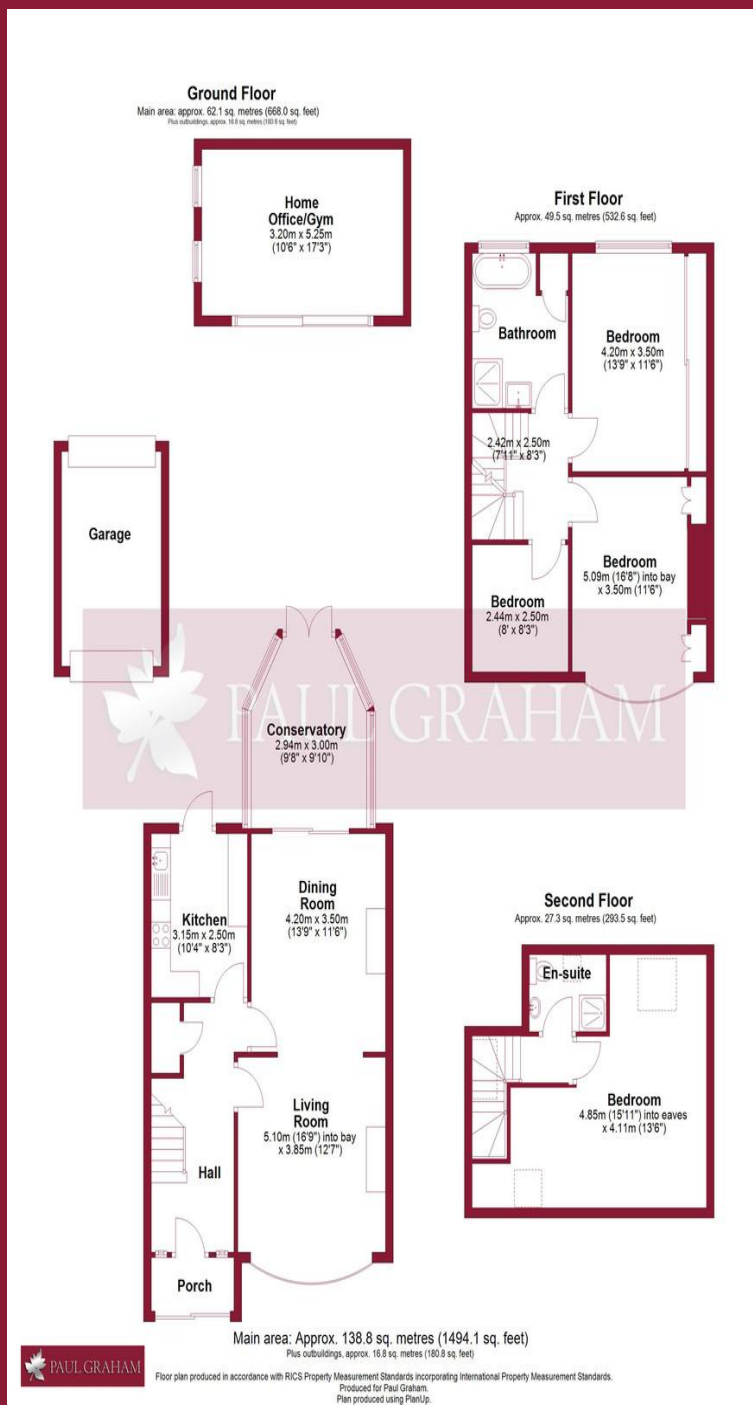


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# FLOOR PLAN



| 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

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