



PAUL GRAHAM



138 Demesne Road, Wallington, Surrey, SM6 8ES | **£640,000 Freehold**

This stunning semi detached family house is well positioned to be within walking distance of a number of excellent primary and senior schools including Wilson's and Wallington County Grammar. Offering spacious open plan living space, separate reception room and three bedrooms, this property would make an ideal family home.





Total floor area 123.2 m<sup>2</sup> (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ENTRANCE HALL

**LIVING ROOM** 15' 5" x 11' 6" (4.7m x 3.51m)

**DINING ROOM** 14' 11" x 12' 3" (4.55m x 3.73m)

**KITCHEN/BREAKFAST ROOM** 18' x 8' 6" (5.49m x 2.59m)

## CLOAKROOM

## STAIRS TO THE FIRST FLOOR

## LANDING

**BEDROOM 1** 12' 10" x 10' 10" (3.91m x 3.3m)

**BEDROOM 2** 11' 11" x 10' 6" (3.63m x 3.2m)

**BEDROOM 3** 7' 7" x 7' 3" (2.31m x 2.21m)

## BATHROOM

## REAR GARDEN

**GARAGE** 21' 4" x 10' 3" (6.5m x 3.12m)

## DRIVEWAY PARKING



**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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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