



PAUL GRAHAM



140 Demesne Road, Wallington, Surrey, SM6 8ES | **Guide Price £520,000 Freehold**

Paul Graham are pleased to market this 3 bedroom semi detached family house. The property has a ground floor WC, 2 receptions, a sun room and a kitchen on the ground floor, the 1st floor has 3 bedrooms and a family bathroom with a separate WC. Outside the property has a shared drive with access to hard standing for parking, a garage and rear garden. The property is being sold with no chain and viewing is recommended.

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

RECEPTION 1 15' 5" x 11' 11" (4.7m x 3.63m)

RECEPTION 2 12' x 11' 11" (3.66m x 3.63m)

SUN ROOM/CONSERVATORY 9' 10" x 6' 2" (3m x 1.88m)

KITCHEN 8' 9" x 7' (2.67m x 2.13m)

LANDING

BEDROOM 1 15' 2" x 11' (4.62m x 3.35m)

BEDROOM 2 11' 11" x 10' 11" (3.63m x 3.33m)

BEDROOM 3 7' 10" x 7' (2.39m x 2.13m)

BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m)

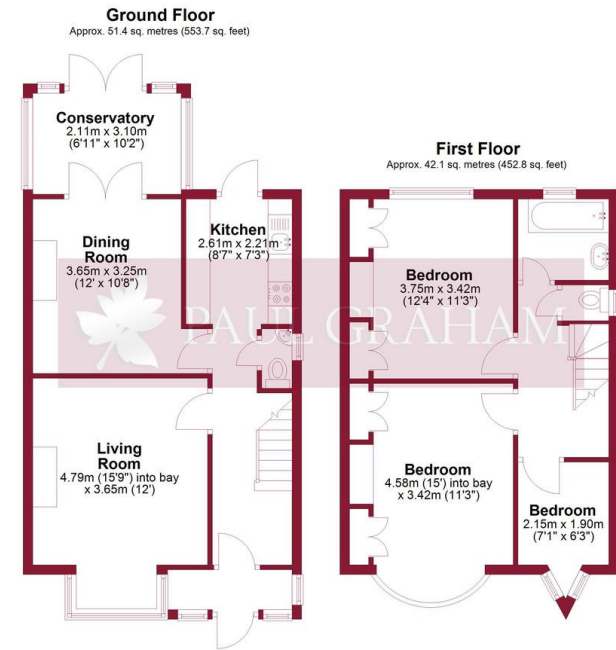
SEPARATE WC

OFF ROAD PARKING

SHARED DRIVE TO GARAGE

REAR GARDEN

NO CHAIN



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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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