

104 Demesne Road, Wallington, Surrey, SM6 8EY
£665,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are pleased to market this well presented 4 bedroom semi detached family house. The property has a ground floor WC, separate front reception and a modern open plan kitchen diner. The first floor has 3 bedroom and a large family bathroom, and on the 2nd floor there is another double bedroom and a modern shower room. Outside, there is off street parking for 2 cars. The rear garden is a good size with a wooden cabin, which would make a great home office or gym. Viewing is recommended on this no chain property.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

WC

RECEPTION ROOM 16' 2" x 12' 8" (4.93m x 3.86m)

RECEPTION 1 13' 8" x 11' 6" (4.17m x 3.51m)

OPEN PLAN KITCHEN 10' 1" x 8' 3" (3.07m x 2.51m)

LANDING

BEDROOM 1 16' 7" x 11' 7" (5.05m x 3.53m)

BEDROOM 2 13' 9" x 11' 5" (4.19m x 3.48m)

BEDROOM 3 8' 5" x 7' 11" (2.57m x 2.41m)

FAMILY BATHROOM 10' x 7' 10" (3.05m x 2.39m)

2ND FLOOR

BEDROOM 4 21' 3" x 10' 4" (6.48m x 3.15m)

SHOWER ROOM 10' x 7' 3" (3.05m x 2.21m)

OFF STREET PARKING

HOME OFFICE/GYM

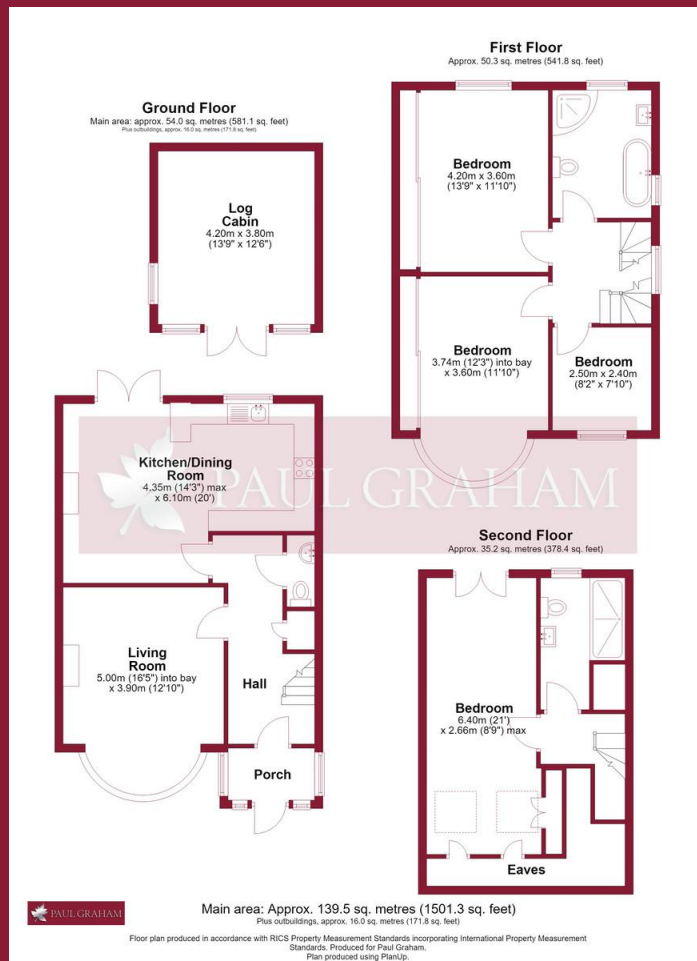
NO CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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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