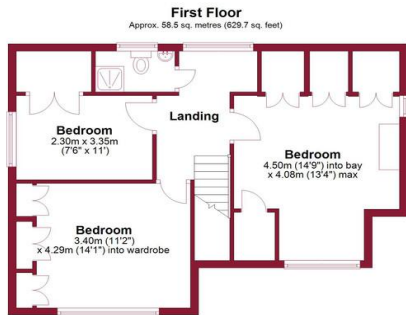
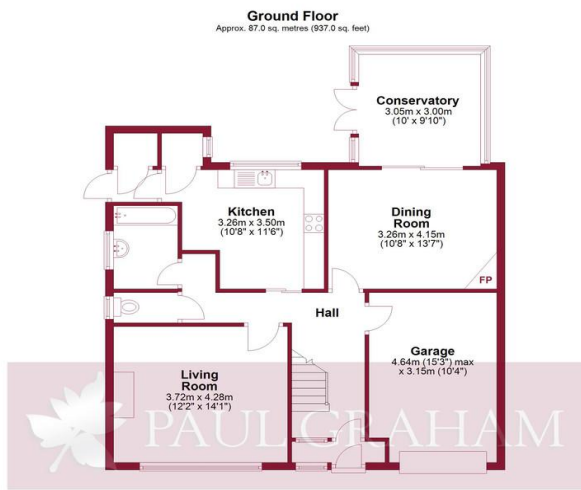




121 Demesne Road, Wallington, Surrey, SM6 8EW | **£595,000 Freehold**

An excellent opportunity to acquire this spacious three double bedroom detached chalet-style home, ideally located within walking distance of Wallington County Grammar and Beddington Park, making it ideal for families. Offering generous and flexible accommodation making it well suited to both families and those seeking adaptable living space.



Total area: approx. 145.5 sq. metres (1566.7 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlansUp.



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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 14' 1" x 12' 2" (4.29m x 3.71m)

DINING ROOM 13' 7" x 10' 8" (4.14m x 3.25m)

CONSERVATORY 10' 0" x 9' 10" (3.05m x 3m)

KITCHEN/BREAKFAST ROOM 11' 6" x 10' 8" (3.51m x 3.25m)

BATHROOM

WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 14' 9" max" x 13' 4" (4.5m x 4.06m)

BEDROOM 2 14' 1" max" x 11' 2" (4.29m x 3.4m)

BEDROOM 3 11' x 7' 6" (3.35m x 2.29m)

SHOWER ROOM

LARGE WELL-ESTABLISHED GARDEN

FRONT GARDEN

DRIVEWAY PARKING

GARAGE 15' 3" max" x 10' 4" (4.65m x 3.15m)

CLOSE TO BEDDINGTON PARK

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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