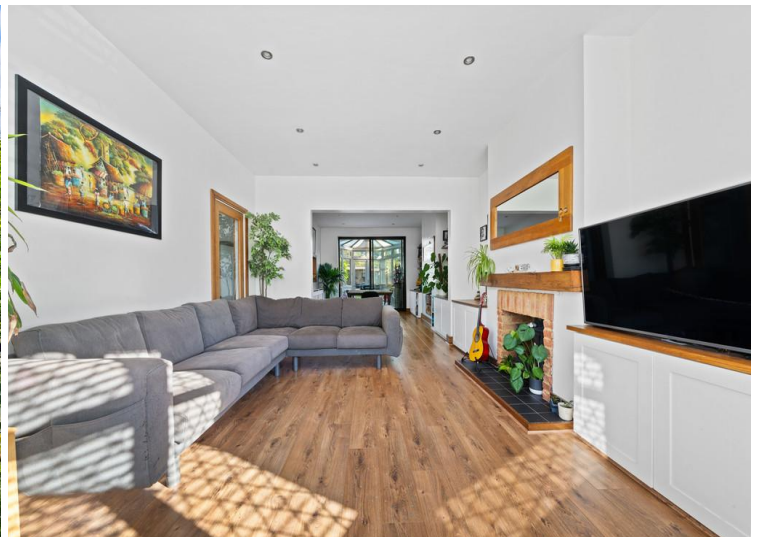


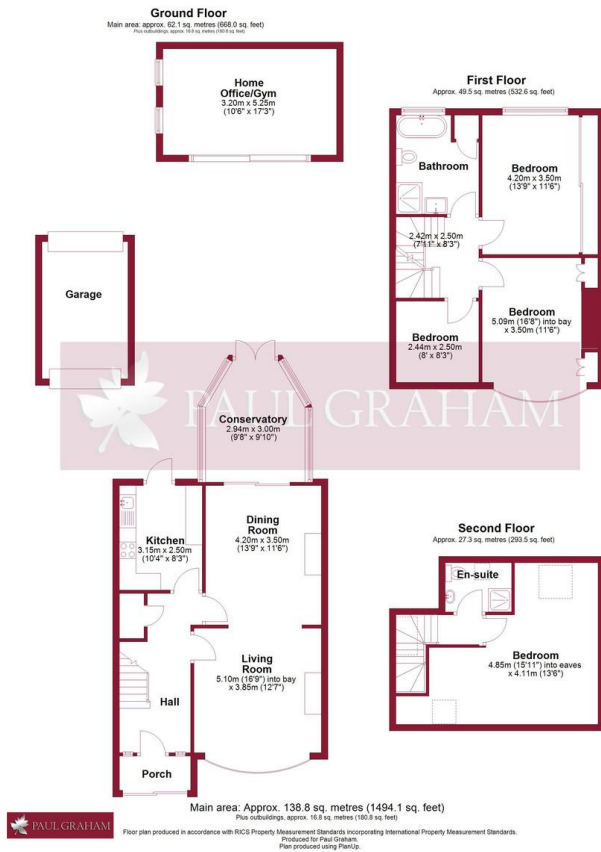


PAUL GRAHAM



110 Demesne Road, Wallington, Surrey, SM6 8EY | **£675,000 Freehold**

This beautifully presented four bedroom semi detached family home offers spacious and versatile accommodation arranged over three floors. The property boasts a stunning, contemporary kitchen and an equally impressive luxury bathroom, a bright conservatory providing additional living space. With four well proportioned bedrooms and two bathrooms, the accommodation is ideal for modern family living. The garden, which backs onto a scenic allotments, also benefits from a superb large garden room, ideal for those working from home and/or in need of a home gym or studio. The property also has a garage, as well as a front driveway providing off-road parking. Viewing is recommended on this no chain property.



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



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	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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