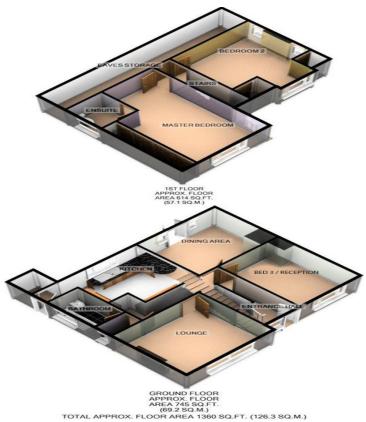


117 Demesne Road, Wallington, Surrey, SM6 8EW | Guide Price £575,000

Paul Graham are delighted to offer for sale this beautifully presented 2/3 bedroom detached family home which has been lovingly improved by the current owners and offers versatile accommodation. An internal viewing is highly recommended to avoid disappointment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale Made with Metropix ©2018

ENTRANCE HALL

LOUNGE 13' 11" x 11' 9" (4.25m x 3.6m)

KITCHEN/DINER 25' 7" x 10' 7" (7.8m x 3.25m)

BEDROOM 3/RECEPTION 13' 1" x 10' 4" (4.0m x 3.15m)

BATHROOM

DOWNSTAIRS WC

LANDING

BEDROOM 1 19' 0" x 13' 11" (5.8m x 4.25m)

EN SUITE SHOWER ROOM

BEDROOM 2 14' 1" x 13' 3" (4.3m x 4.05m)

GARDEN

PARKING TO FRONT



IMP ORTANT 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. Prospec tive 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

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

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CARSHALTON

Residential Sales 62 - 64 High Street Carshalton Surrey SM5 3AG

Tel. 020 8773 7200 Email. carshalton@paulgraham.co.uk

Energy Perform	nance Certific	ate 🛞	HMG	
Demesne Road, WALLI	NGTON, SM6 8EW			
Dwelling type: Detail Date of assessment: 25 J	ched bungalow lune 2018 lune 2018 roperties to see which pro	Type of assessment: Total floor area: perties are more energy effor	RdSAP, ex 118 m ²	-6965-9128-0531 isting dwelling
Estimated energy costs			5	3.540
Over 3 years you could save				1,437
	1002047		-	10.0000
Estimated energy co				
	Current costs	Potential costs	Pote	ential future savings
Lighting	£ 339 over 3 years	£ 219 over 3 years	_	
Heating	£ 2,922 over 3 years	£ 1,701 over 3 years		You could
Hot Water	£ 279 over 3 years	£ 183 over 3 years		save £ 1,437
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