



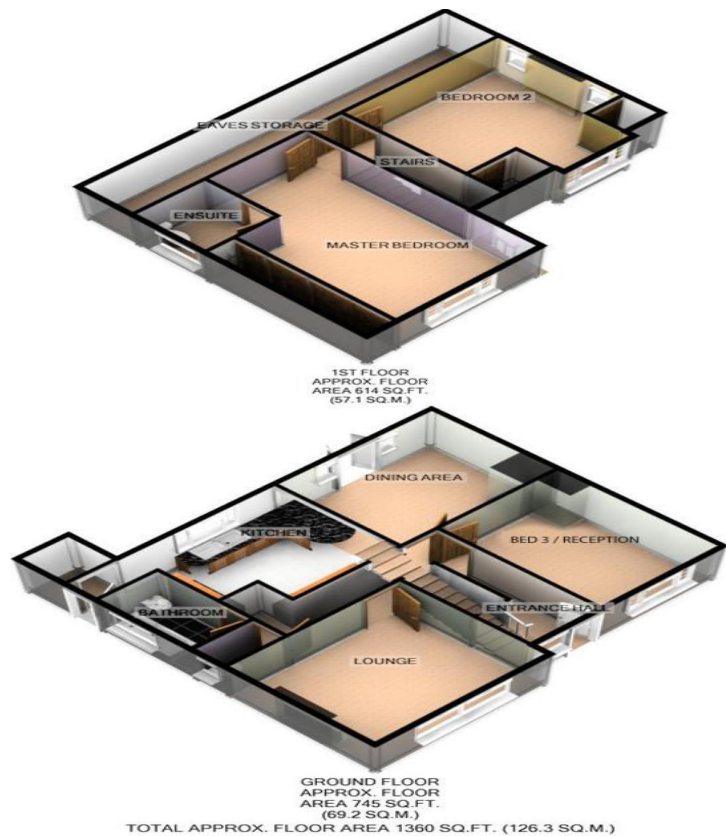
PAUL GRAHAM



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



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.

**Energy Performance Certificate** HM Government

Demmes Road, WALLINGTON, SM6 8EW

Dwelling type: Detached bungalow  
Date of assessment: 25 June 2018  
Date of certificate: 25 June 2018

Reference number: 0844-2945-5905-9128-0031  
Type of assessment: RdSAT, existing dwelling  
Total floor area: 118 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £3,540

**Over 3 years you could save:** £1,437

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£138 over 3 years	£210 over 3 years	You could save £1,437 over 3 years
Heating	£2,822 over 3 years	£1,701 over 3 years	
Hot Water	£278 over 3 years	£183 over 3 years	
<b>Totals</b>	<b>£3,540</b>	<b>£2,103</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years
1. Room-in-roof insulation	£1,500 - £2,700	£612
2. Internal or external wall insulation	£4,000 - £14,000	£444
3. Floor insulation (solid floor)	£4,000 - £8,000	£177

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## WALLINGTON

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

Tel. 020 8669 5201

Email. [wallington@paulgraham.co.uk](mailto:wallington@paulgraham.co.uk)

## CARSHALTON

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

Tel. 020 8773 7200

Email. [carshalton@paulgraham.co.uk](mailto:carshalton@paulgraham.co.uk)