

Woodcote Hall, Woodcote Avenue, South Wallington, Surrey, SM6 0QT
Offers in Excess of £600,000

Beautifully presented throughout a superb and unique Ground Floor apartment located in this stunning Grade 2 listed building, dating back to the 16th century with an abundance of character with its high ceilings, larger than average room sizes and gorgeous large sash windows flooding the rooms with light. Located in one of the most prestigious private roads in South Wallington. Outside boasts a garage en bloc and well maintained communal grounds. Viewing highly recommended.



***20' x 19'2 Living Dining Room - overlooking beautiful communal gardens**

***Master Bedroom 22' 2 x 11'6 with En-Suite Bathroom**

***17'3 x 12' 4 Bedroom 2 & Additional Shower Room**

***Grade 2 Listed Building**

Garage, Communal Gardens with internal courtyard & Share of Freehold

**Spacious Entrance Hall - 9' 11" x 6' 10"
(3.02m x 2.08m)**

Storage, doors to:

**Living/Dining Room - 20' 0" x 19' 2"
(6.09m x 5.84m)**

Double aspect, overlooking beautiful communal gardens

**Kitchen/Breakfast Room - 8' 10" x 13' 7"
(2.69m x 4.14m)**

Double aspect



**Master bedroom - 22' 2" x 11' 6"
(6.75m x 3.50m)**
Fitted wardrobe cupboards & ample storage, door to en-suite bathroom

En-Suite Bathroom

Bedroom 2 - 17' 2" x 12' 4" (5.23m x 3.76m)
Fitted wardrobe cupboards

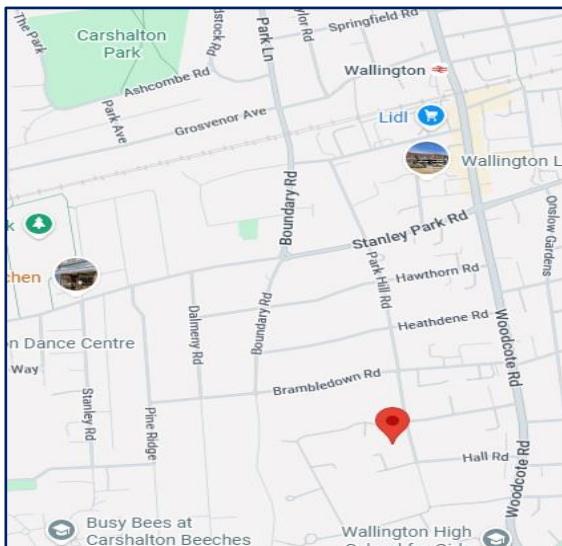
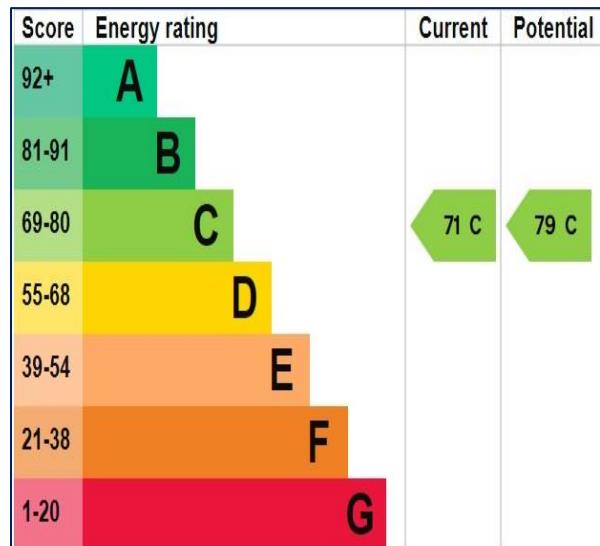
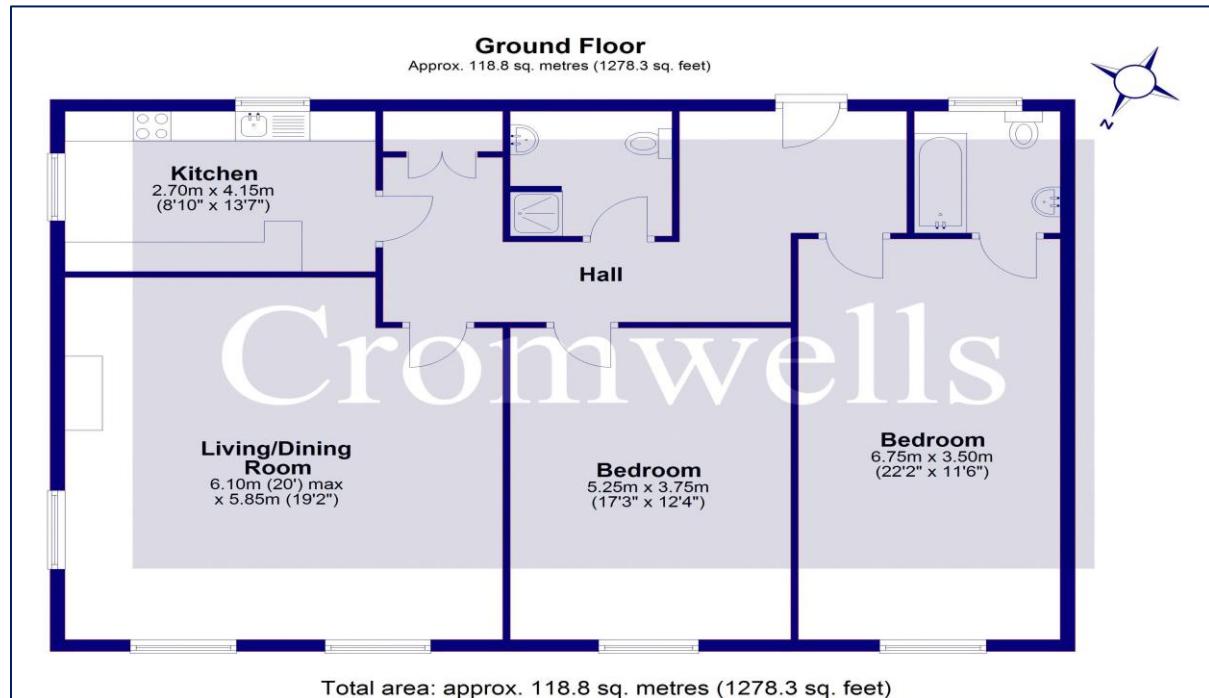
Shower Room
Leading from hallway

Outside

Beautifully maintained Communal Grounds -

Garage En Bloc





Council Tax - D
Local Authority: London Borough of Sutton
Tenure - Share of Freehold



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