



262 Woodcote Road, Wallington, London, SM6 0QE

Guide price £800,000



Cromwells
ESTATE AGENTS



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Situated on the popular side of South Wallington is this well presented three double bedroom detached home. Ideally positioned for local excellent grammar schools with Wallington High School for Girls and Wilsons Grammar School both nearby. There are also good transport links, with easy access to several bus routes, and Wallington town centre and mainline train station within easy walking distance.

The property offers spacious accommodation for all the family with a modern and bright interior. The ground floor features two reception rooms, a downstairs WC and a great sized kitchen breakfast room. Upstairs you will find three double bedrooms with a family bathroom and separate WC. In addition to this, there is a 24ft loft room which offers great potential to convert to extra bedroom space and an additional bathroom, subject to relevant planning. The property benefits from a large plot, with the driveway providing off street parking for 3/4 cars, and an impressive rear garden with an outdoor cabin and home office with kitchenette and WC offering flexible use to suit your individual needs.

Accommodation
Composite front door into

Entrance Hall
Radiator, dado rail, laminate flooring, under stairs storage cupboard.

Downstairs WC
With wash handbasin and WC

Living Room
Fireplace, radiator, fitted carpet, double glazed window to front aspect.

Dining Room
Radiator, laminate flooring, double glazed French doors leading out to garden.

Kitchen Breakfast Room
Range of fitted kitchen units and drawers, laminate worksurface, integrated oven and grill, gas hob and extractor fan above, integrated dishwasher, space and plumbing for washer dryer, space for American fridge freezer, double glazed door providing side access to the garden, double glazed windows to side aspect.

Stairs to 1st floor hallway, stairs to large loft room.

Bedroom One
Built in wardrobes, radiator, fitted carpet, double glazed window to front aspect, storage cupboard.

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Three
Radiator, fitted carpet, double glazed windows to side and rear aspect.

Bathroom
Comprising of bath with shower screen, thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, tiled walls and flooring, double glazed window to side aspect.

Separate WC

Outside

To the front

Large driveway providing offstreet parking for 3 to 4 cars, gates with side access.

Rear Garden
Well maintained garden with spacious paved patio area, lawn section, footpath to rear patio area and cabin.

Home Office
With double glazed windows, laminate flooring, kitchenette and WC.

Cabin
With double glazed windows and flexible use to suit individual needs.Room Measurements (maximum measurements)

Lounge 16' 4" x 13' 10" (4.98m x 4.22m)

Dining Room 14' 3" x 12' 9" (4.34m x 3.89m)

Kitchen Breakfast Room 21' x 12' 5" (6.4m x 3.78m)

Bedroom One 14' 1" x 12' 7" (4.29m x 3.84m)

Bedroom Two 12' 3" x 10' 10" (3.73m x 3.3m)

Bedroom Three 16' 6" x 13' 8" (5.03m x 4.17m)

Bathroom 9' 3" x 8' 2" (2.82m x 2.49m)

Loft Room 24' 8" x 8' 11" (7.52m x 2.72m)

Home Office 15' 10" x 7' 9" (4.83m x 2.36m)

(Internal cabin photos are available on request)

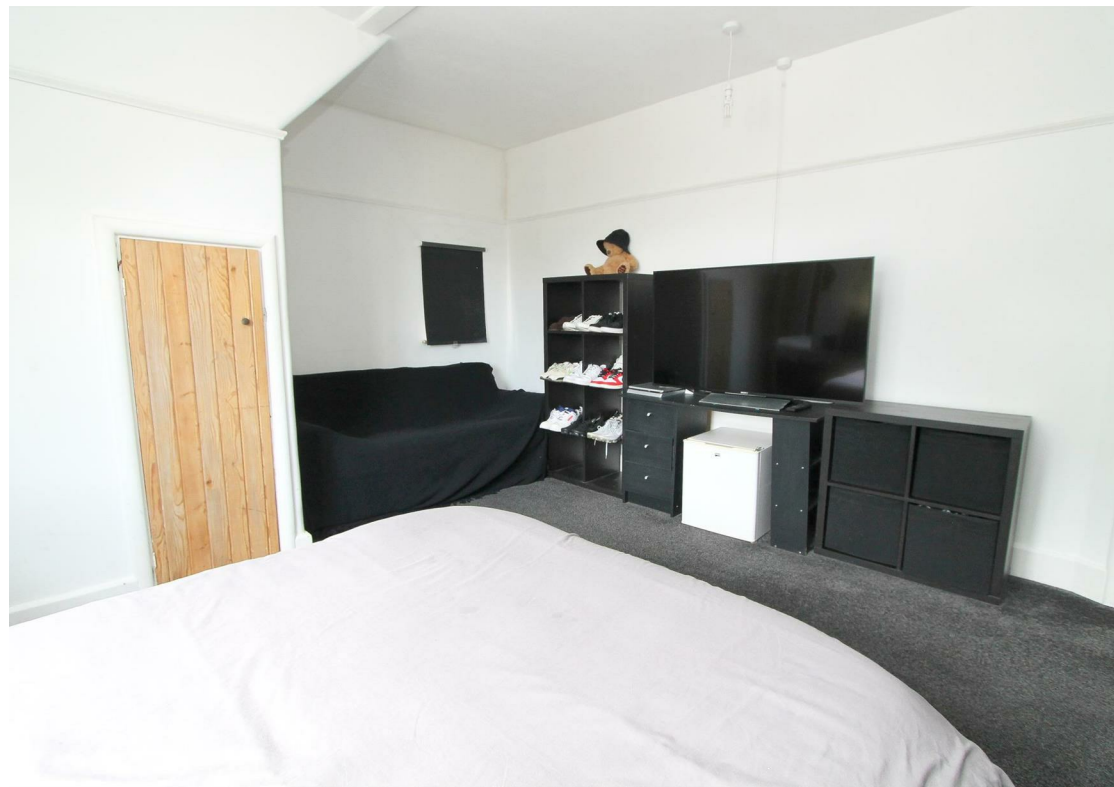
Kitchenette 7' 2" x 5' 10" (2.18m x 1.78m)

Cabin Living Area 16' x 16' (4.88m x 4.88m)

Cabin Bedroom 16' x 9' 7" (4.88m x 2.92m)











Floor Plan

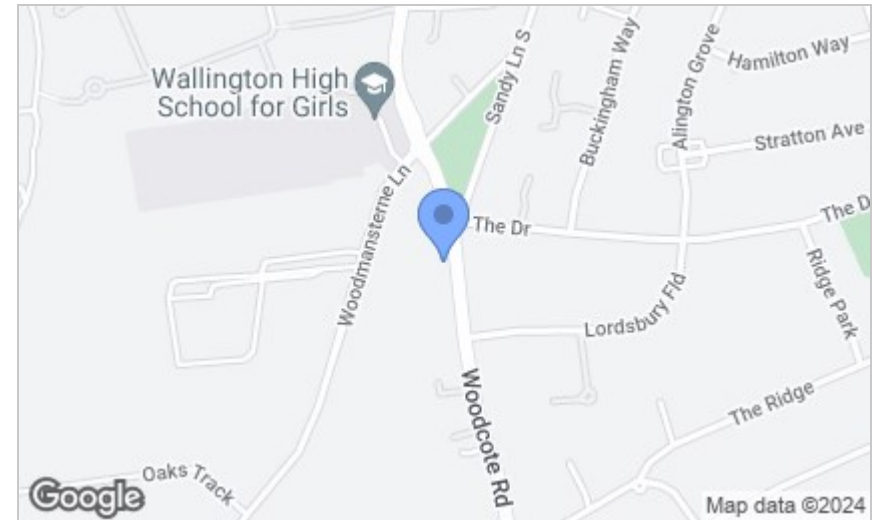


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

