



Woodcote Avenue | Wallington | SM6 0QY

£1,450,000

BOND & SHERWILL
EST. 1908

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Beginning with a capacious entrance hall, you will note that there is a good-size dining room and an open-plan lounge/kitchen, both with bi-fold doors leading out to the rear garden. In addition, you will note the separate utility room with additional gas hob and work surface areas making this property a dream for any keen cooks.

Continuing through the ground-floor, you will also discover an integral garage, W.C, storage and guest bedroom complete with en-suite.

Ascending the staircase to the first-floor, you will find two bedrooms that feature their own en-suites, two further good-size bedrooms and an additional bathroom, making this the perfect property for a large family.

Situated on a mostly-level plot, the front of the property benefits from a driveway with off-street parking for multiple vehicles, while the rear garden features a covered decking area perfect for entertaining guests.

Wallington Railway Station offers swift and easy access to a range of stations including London Bridge, London Victoria, West Croydon, Epsom and Sutton. Wallington High Street offers a range of shops, bars, restaurants, gyms and amenities while the wider area features a range of golf courses, supermarkets and much more. The local area also enjoys open green spaces including the historic Beddington Park.

Entrance Hall

The entrance hall includes wooden flooring, two radiators, two double-glazed two-casement windows, stairs ascending to first-floor, under-stairs cupboard, smoke alarm and down-lights.

Lounge/Kitchen

The open-plan lounge/kitchen is dual-aspect and includes double-glazed bi-fold doors, double-glazed bi-fold doors, wall & base level units with marble-style work surface area, partially-tiled walls, space for American-style fridge-freezer, five-ring AEG gas cooker with extractor hood, AEG oven, AEG microwave, stainless-steel sink with drainer, double-glazed two-casement window, wooden flooring and down-lights.



Occupying an impressive plot on a sought-after private road which is within ideal proximity to Wallington High Street this five-bedroom, detached property is perfect for anyone who wants a contemporary interior.



Utility Room

The utility room includes wooden flooring, double-glazed three-casement window, double-glazed glass-panel door leading to side of property, radiator, wall & base level units with work surface area, space for American-style fridge-freezer, space for dishwasher, space for washing machine, partially-tiled walls, five-ring gas cooker with concealed extractor hood, stainless-steel sink with drainer and down-lights.

Dining Room

The dining room is dual-aspect and includes double-glazed bi-fold doors, double-doors leading to lounge/kitchen, wooden flooring, two radiators, double-glazed three-casement window and double-glazed two-casement window.

Passage

The passage includes wooden flooring, cupboard and down-lights.

W.C

The W.C includes wood-effect tiled flooring, radiator, low-level W.C with concealed cistern & dual-flush, wash-hand basin with stainless-steel mixer tap and down-lights.

Bedroom Five

Bedroom five includes wooden flooring, radiator, double-glazed three-casement window and down-lights.

Bedroom Five En-Suite

The en-suite includes double-glazed single-casement frosted-effect window, shower enclosure with shower head, hose attachment & wall-controls, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush, chrome heated towel rail, wood-effect tiled flooring, tiled walls, extractor fan and down-lights.

Integral Garage

The integral garage includes power, lighting and an electric up & over door.

Landing

The landing includes wooden flooring, double-glazed two-casement frosted-effect window, radiator, cupboard, smoke alarm, loft hatch and down-lights.



Principle Bedroom

The principle bedroom includes wooden flooring, radiator, double-glazed three-casement window and down-lights.

Principle Bedroom En-Suite

The en-suite includes wood-effect tiled floor, double-glazed three-casement frosted-effect window, tiled walls, shower enclosure with waterfall shower head, shower hose attachment & wall controls, chrome heated towel rail, low-level W.C with dual-flush & concealed cistern, vanity unit incorporating wash-hand basin, extractor fan and down-lights.

Bedroom Two

Bedroom two includes wooden flooring, radiator, double-glazed three-casement window and down-lights.

Bedroom Two En-Suite

The en-suite includes wood-effect tiled floor, double-glazed three-casement frosted-effect window, tiled walls, shower enclosure with waterfall shower head, shower hose attachment & wall controls, chrome heated towel rail, low-level W.C with dual-flush, bidet hose & concealed cistern, vanity unit incorporating wash-hand basin, extractor fan and down-lights.

Bedroom Three

Bedroom three includes wooden flooring, double-glazed three-casement window, radiator and down-lights.

Bathroom

The bathroom includes wood-effect tiled floor, tiled walls, panel-enclosed bath with shower hose attachment, shower enclosure with waterfall shower head, shower hose attachment & wall controls, chrome heated towel rail, low-level W.C with dual-flush & concealed cistern, vanity unit incorporating wash-hand basin, two extractor fans and down-lights.

Bedroom Four

Bedroom four includes wooden flooring, double-glazed three-casement window, radiator and down-lights.

Rear Garden

The mostly-level rear garden comprises a covered decking area and is largely laid to lawn. Features include side access, lighting, water tap, shed and a range of plants, shrubs, hedges and trees.

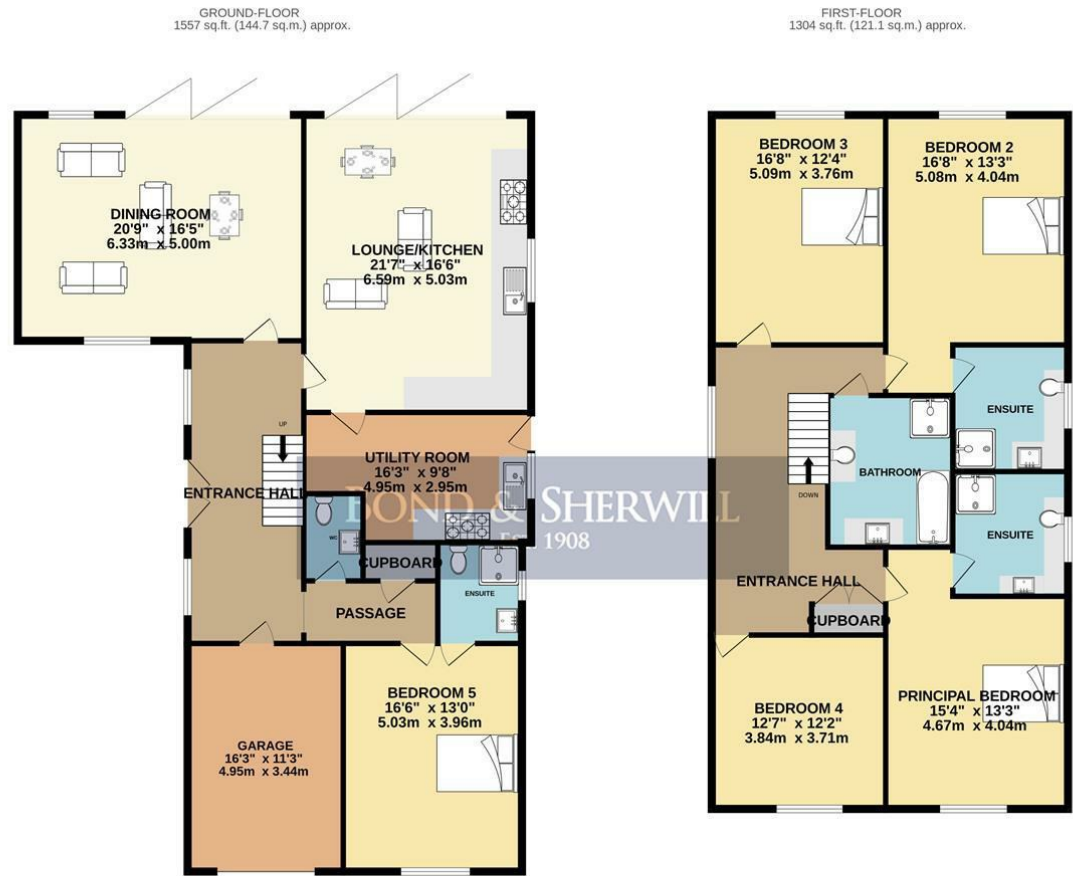
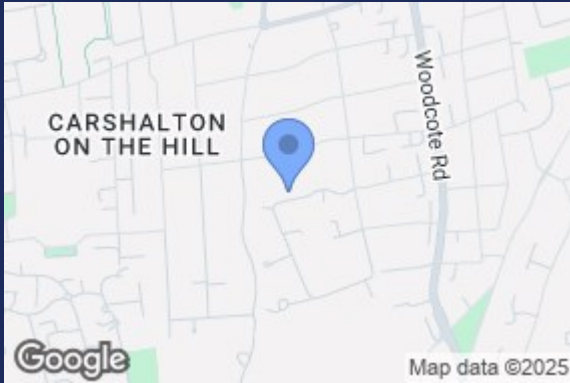
Front Garden

The front garden is partially laid to lawn with a driveway and off-street parking for multiple vehicles.



Woodcote Avenue is a private road ideally-situated between Wallington Railway Station and the prestigious Wallington High School for Girls. Additional local schools include Cumnor House School, Laleham Lea, Wilson's Grammar School, Oaks Park High School, Woodcote High School and Foresters Primary School.





TOTAL FLOOR AREA: 2861 sq.ft. (265.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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