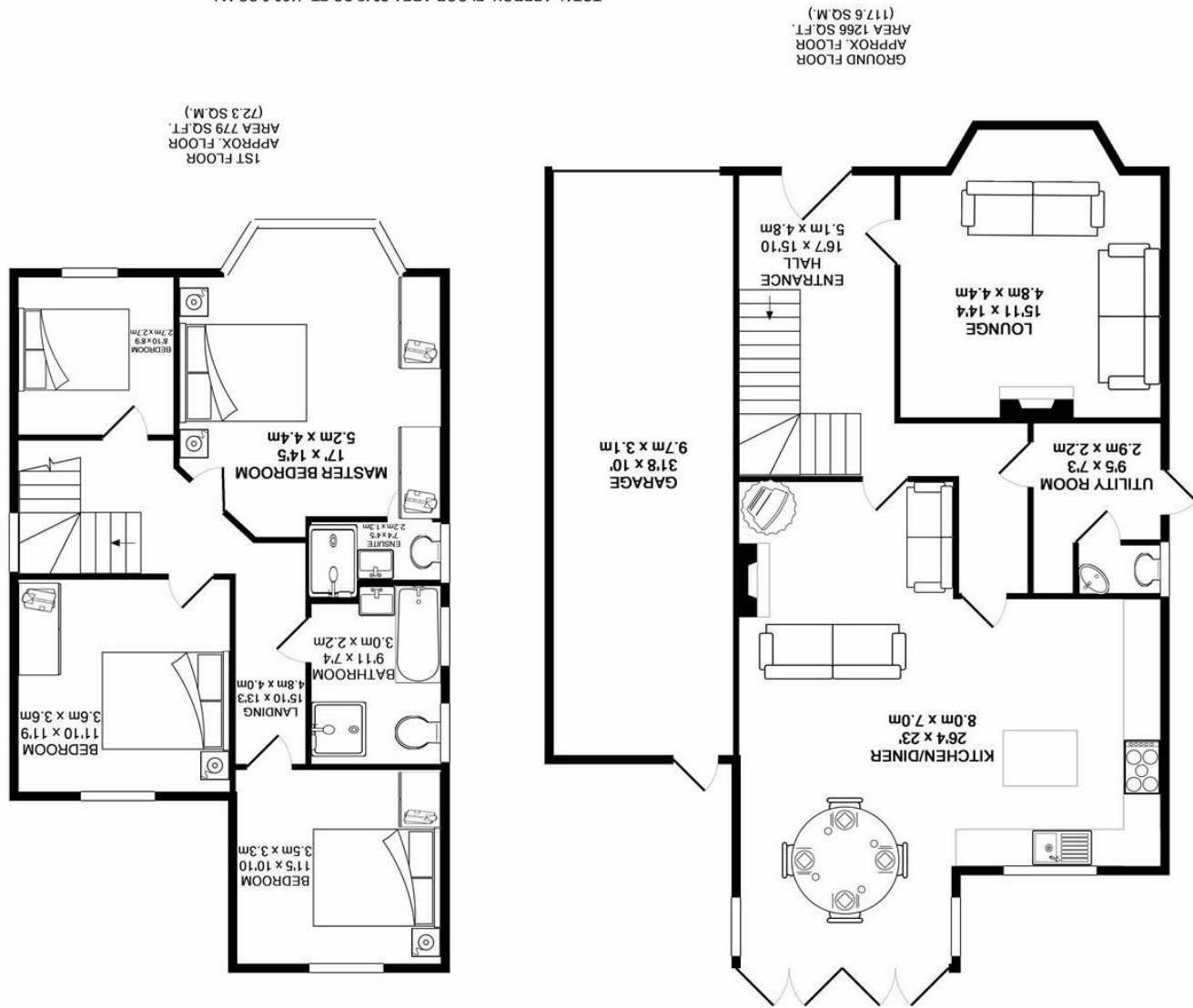


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





**195 Woodcote Road**  
SOUTH WALLINGTON, SM6 0QQ

**£1,250,000**

A luxurious, fully refurbished spectacular Four Bedroom Detached house, set within beautiful surroundings and a larger than average level plot, overlooking open fields, Four double bedrooms, 3 bathrooms, master bedroom has an en suite. Downstairs cloakroom and utility room and side entrance. The property has a fabulous entertaining space with open plan kitchen/dining room and reception room with bi-fold doors leading onto a decking area in the 100ft garden. High gloss kitchen units with Neff appliances. The owners have renovated this property to a high standard with new boiler and new electrical installation and new flooring throughout. The rear reception room also benefits from a wood burner stove. The property is situated on a level plot with additional space either side of the property for a further extension (STPP). Double garage with electric up and over door. Within the catchment area of Wilsons Grammar School, Wallington Girls School and many other local Grammar schools and open farmland walking areas. Viewing highly recommended. According to the Estate Agents Property Act 1991 we declare that the vendor of this property has an existing relationship with a member of our staff.



- Silverman Black are delighted to market this luxurious spacious Four Bedroom Detached Property
- Set on a large plot with potential to extend to sides and rear subject to planning permission
- Four double bedrooms with the main bedroom with an en suite
- Beautifully presented 120ft garden with garden house and greenhouse
- Double Garage to side with light and power
- Within catchment area of Wilson Grammar School and walking distance to Wallington BR station and Town Centre
- Greenhouse to rear of garden and a summer house to rear of garden
- Fully fitted integrated kitchen with Neff appliances
- Downstairs WC, and utility room with side access to property

