

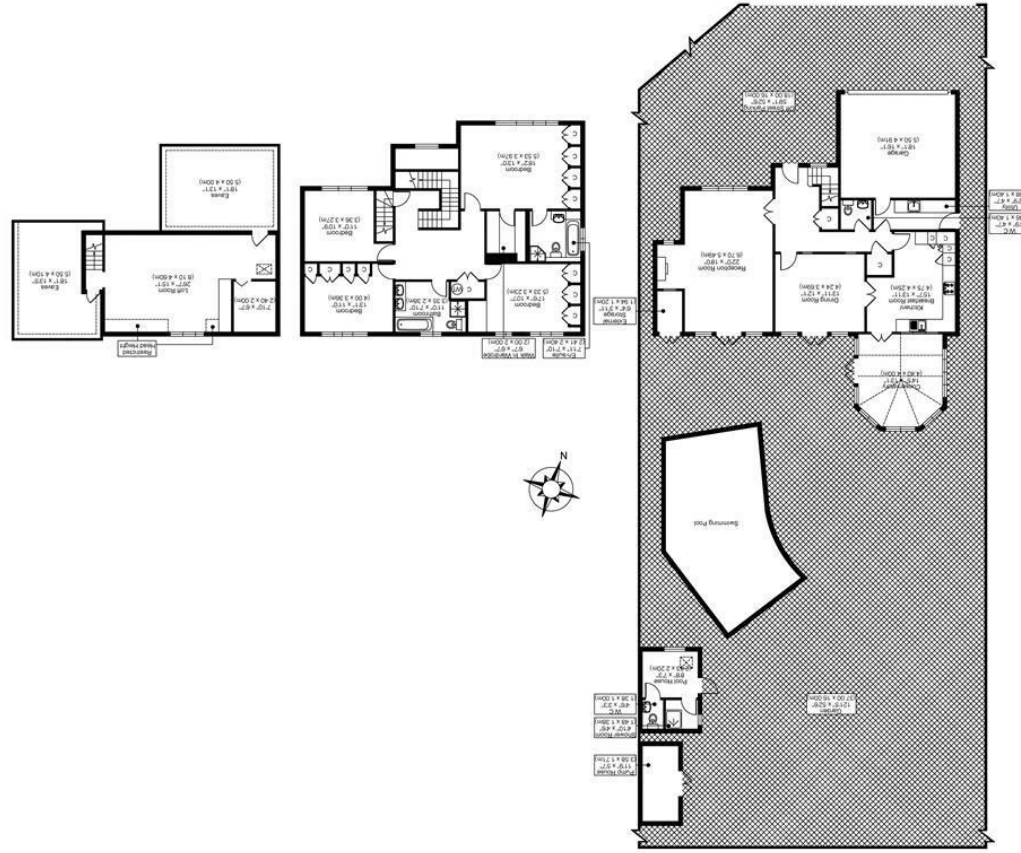


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

MAIN HOUSE/GARAGE  
GROSS INTERNAL  
FLOOR AREA 1432 SQ.FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1200 SQ.FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 903 SQ.FT



DEVEREUX, THE WOOD END, SM6

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/EAVES STORAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING 4163 SQ.FT (387 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/EAVES STORAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING 2723 SQ.FT (253 SQ.M)

**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## Devereux The Wood End

Wallington, SM6 0RA

Offers Over £1,600,000

Open House - Saturday 18th July - Book your private tour today. Silverman Black is delighted to offer this charming and characterful five bedroom family home, situated in an idyllic location on the private Woodcote Estate, backing onto Wallington High School for Girls playing fields. Presented in excellent decorative condition, the property affords exceptionally spacious family accommodation which incorporates two generously proportioned reception rooms, a south facing conservatory and a large eat-in kitchen/breakfast room on the ground floor with five genuine double bedrooms spread over the first and second floors. Other benefits include a further WC, utility room, Economaire heating/air conditioning system and a sizeable entrance hall downstairs, with a huge first floor landing (with ample room for a study/home office area) and en-suite bathroom and walk-in wardrobe with the master bedroom and a further family bathroom at the first floor level. Externally, the property does not disappoint at all! There is parking for several vehicles on a private, block-paved parking area outside the semi-integral double garage at the house - whilst the rear garden is a rare treat! The garden faces almost due south and is an absolute sun trap - whilst featuring a generous heated swimming pool located just beyond the extensive patio/barbeque areas directly to the rear of the house. The pool - which has recently been refurbished - has it's own pump room and changing/WC facilities with both internal & external showers - whilst beyond this there are both well stocked ornamental gardens and a further space to the rear providing enough space for the children to kick a ball around or play badminton away from the house itself! In terms of facilities, Wallington High Street is about 10 minutes walk away (0.5 miles), whilst Wallington BR station - which affords easy access to London Bridge - is just 1.2 miles away. Viewing of this exceptional home is highly recommended - so book today!



- Open House - Saturday 18th July - Call today to book your private tour!
- A charming and characterful five double bed family home located in a quiet cul-de-sac on The Woodcote Estate - an exclusive private enclave close to Wallington town centre.
- Ground floor accommodation comprises a large entrance hall, cloakroom, separate reception rooms, a substantial fully fitted eat-in kitchen, south facing conservatory, utility room and semi-integral double garage
- Master Bedroom with en-suite bathroom and walk-in wardrobe, three further bedrooms, family bathroom, generous open plan landing area on the first floor
- 26 ft x 15 ft additional bedroom on the top floor, with potential for a second en-suite facility and extensive, easily accessed storage
- Parking for several vehicles on a block paved parking area in front of the house, semi-integral double garage with electric up and over door
- Extensive private rear gardens which incorporates a recently refurbished heated swimming pool with a changing room, pump room, WC and both internal & external showers
- Freehold, Council Tax Band "G"; EPC rating: "D" (66/72)
- Idyllic residential location on the private Woodcote Estate - only half a mile (10 minutes walk) from the top of Wallington High Street
- 1.2 miles to Wallington BR station which affords easy access to London Bridge; approximately 2 miles to both Wilsons and Wallington County Grammar Schools, 0.25 miles to Wallington High School for Girls

