



Pinewood Lodge, The Woodlands, South Wallington, Surrey, SM6 0QZ | **Guide Price £757,500 Freehold**

This unique detached bungalow is situated in a popular cul de sac off of one of the area's most sought-after roads. The property offers spacious, well-proportioned accommodation with scope for modernisation or extension (subject to consent). Set within mature gardens, it provides a peaceful setting while remaining close to local amenities, transport links, and reputable schools.

ENTRANCE HALL

THROUGH LOUNGE 28' 8" x 15' 3" (8.74m x 4.65m)

KITCHEN/BREAKFAST ROOM 10' 6" x 17' 11" (3.2m x 5.46m)

UTILITY ROOM 12' 10" x 9' 4" (3.91m x 2.84m)

CONSERVATORY 17' 11" x 13' 1" (5.46m x 3.99m)

BEDROOM 1 15' 7" x 15' 5" (4.75m x 4.7m)

ENSUITE

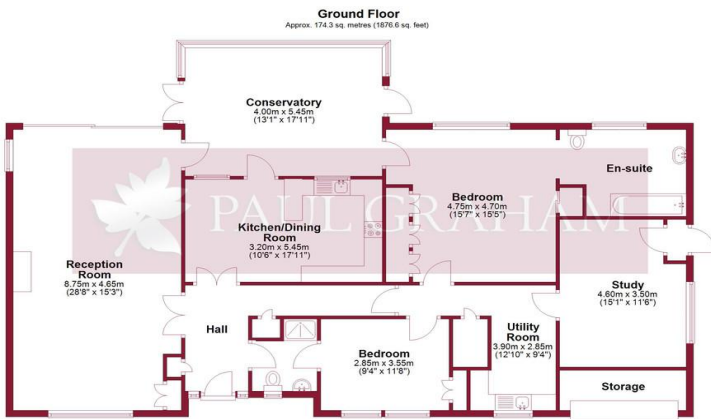
BEDROOM 2 11' 8" x 9' 4" (3.56m x 2.84m)

SHOWER ROOM

OFFICE (PREVIOUSLY GARAGE) 15' 1" x 11' 6" (4.6m x 3.51m)

ENCLOSED GARDEN

AMPLE DRIVEWAY PARKING



Total area: approx. 174.3 sq. metres (1876.6 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.
Produced for Paul Graham.
Plan produced using Planity.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

WALLINGTON

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