



In this exclusive Private avenue, backing onto Wallington High school fields

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Woodcote Avenue,
Wallington
SM6 0QY

London 12 miles
Wallington Station 1 mile – London Bridge and Victoria 30 mins
Sutton 3 miles Banstead Village 4 miles
M25/M23 intersection 5 miles

Located in this highly sought-after Private avenue and close to Wallington Girls School, this modern neo-Georgian detached house offers tremendous potential for updating and extension, subject to planning consent.

An elegant and rarely available family home, to be sold for the first time since built and with no onward chain.

Offers invited in excess of £1,000,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Study
- Kitchen-Breakfast Room ■ Utility Room
- 4 Bedrooms ■ 2 Bathrooms including Ensuite to Principal Bedroom,
- Double Garage ■ Some 55' Frontage with further parking
- Rear Garden of around 160' x 55'
- In all, around 0.3 acre



To be sold for the first time since it was built, this elegant home was designed individually and completed in 1979 in a generous garden plot of some 0.3 acre.

Set back from its frontage to this prestigious avenue, the property has plenty of parking in addition to the double-width garage. The rear garden extends to over 150' and enjoys a Southerly aspect, backing directly onto the sports field of Wallington Girls School. The good sized heated and filtered swimming pool is a feature.

The ground floor has three well-proportioned living rooms, a kitchen with space for family dining and a large utility room. On the first floor there are four double bedrooms. There's an ensuite bathroom and a family bathroom too.

Well maintained over the last 46 years, the house will offer the next owners tremendous scope for updating, enhancement and extension, subject to planning consent, in this high-value location.

Available with no onward chain, the house should be viewed to be appreciated.



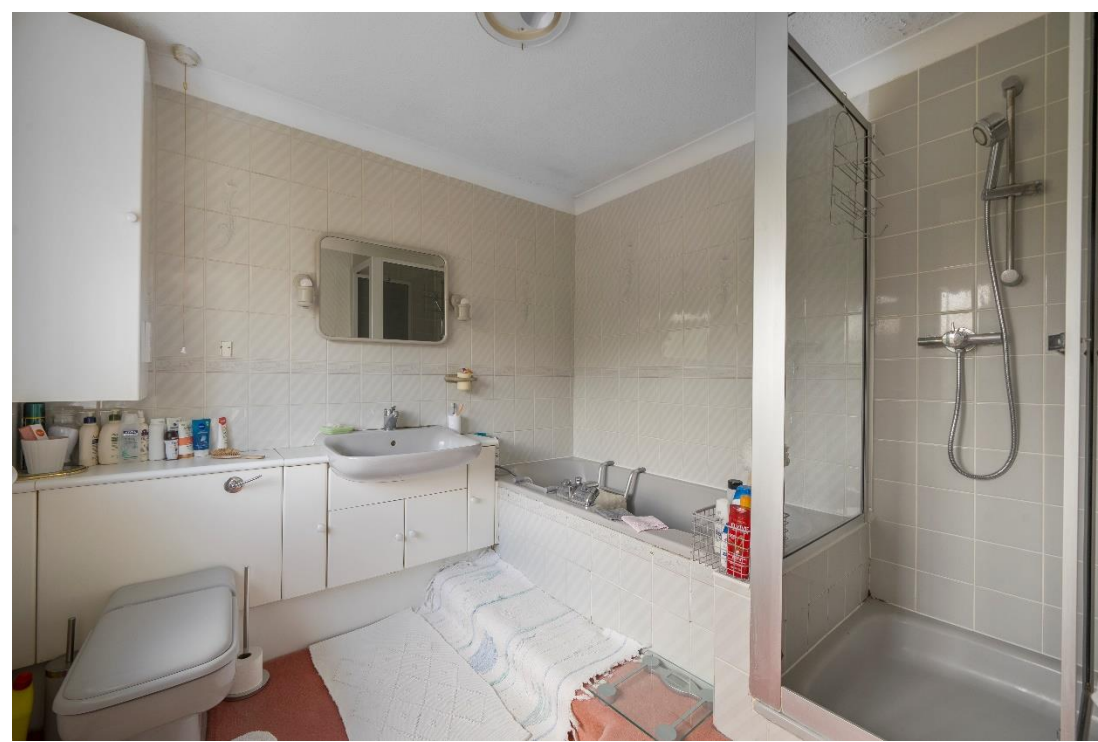


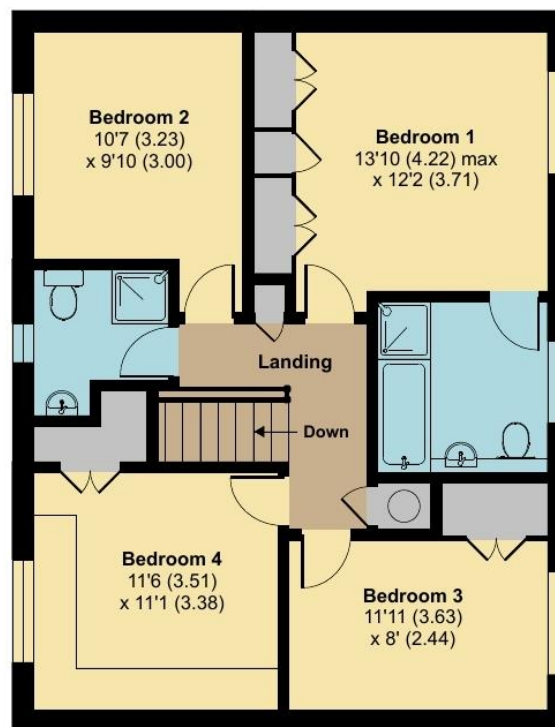
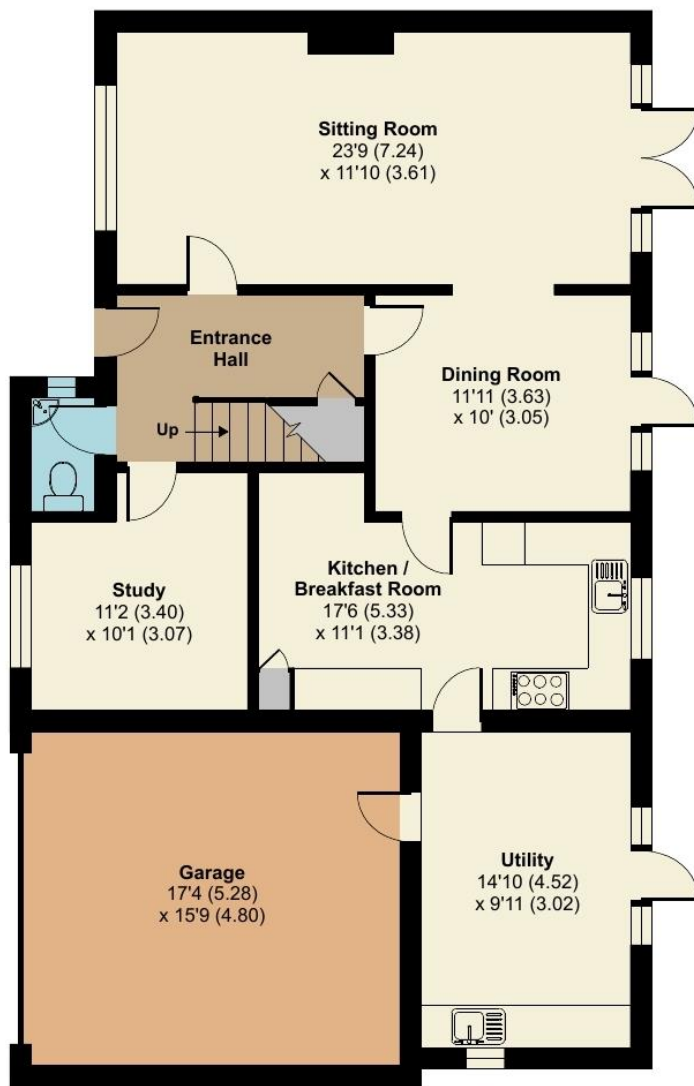
One of the most coveted locations in the area, most of Woodcote Avenue is a private avenue, maintained by the residents and consists of substantial homes in leafy garden plots.

Wallington Girls School is within just a few minutes walk and the area has a great choice of both state and private schools including Wallington County Boys, John Fisher, Wilson's Grammar School and Collingwood.

Wallington Station and town centre is around one mile away, offering fast rail services to the London termini. Wallington offers a range of shopping including a Sainsbury's Supermarket, and for a more extensive choice of shopping, Banstead Village, Sutton and Croydon are all within a few minutes drive.

The area has much to offer for sport, leisure and cultural pursuits including many restaurants, pubs, cafes, golf courses, gyms and sports centres as well as open countryside for walking, cycling and running, or perhaps just taking in the natural surroundings.





FIRST FLOOR

TOTAL FLOOR AREA
2,057 sq ft
191 sq m approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: L B of Sutton
Council Tax Band: G
Broadband: Part-Fibre Broadband available
All mains services
To the best of our knowledge
on production of this brochure



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- To be sold for the first time since built around 1977
- Spacious through sitting room with classical fireplace
- Fitted kitchen-breakfast room with breakfast area
- Very large utility room offering scope for combining
- Four double bedrooms and two bathrooms
- Replacement double-glazed windows
- Lovely, secluded rear garden with Southerly aspect
- Superb heated and filtered swimming pool
- Sought-after Private avenue location
- Available with no onward chain

