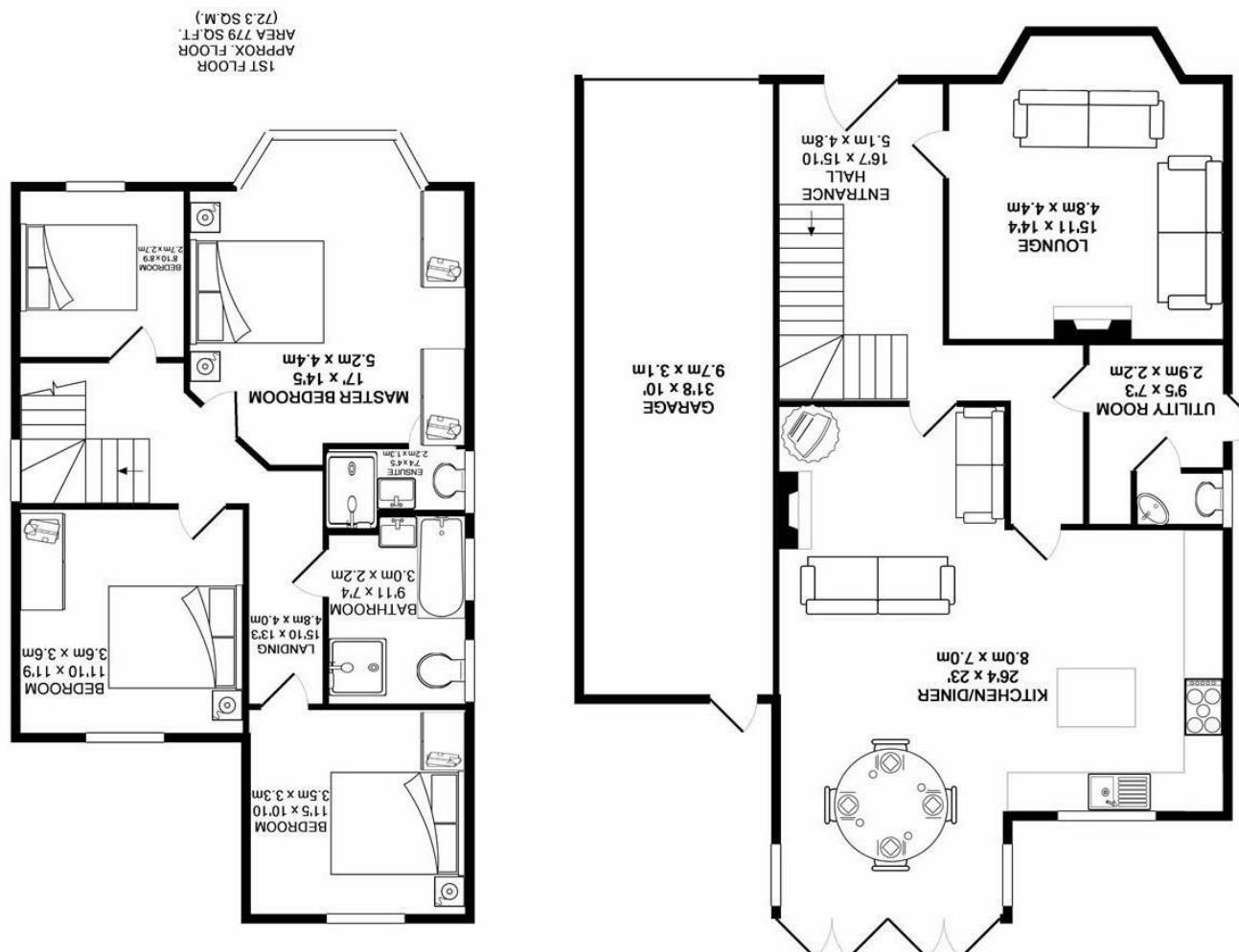


Whilst every effort has been made to ensure the accuracy of the floor plan, plan measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such. By my specific purchase, the seller states that he has not tested any of the services and facilities and no guarantee is given as to their suitability for the intended purpose or that they are in working order. The buyer must satisfy himself as to the condition of the services and facilities. The seller reserves the right to withdraw or cancel any offer made by him if it is found that there has been a material misrepresentation of any statement made by the buyer in his offer.

GROUNDFLOOR
APPROX. FLOOR
AREA 1266 SQ.FT.
(117.6 SQ.M.)



SILVERMAN BLACK

PROPERTY SPECIALISTS





195 Woodcote Road

Wallington, SM6 0QQ

Price Guide £1,250,000

Silverman Black is delighted to offer this luxurious, recently fully refurbished four bedroom detached house, set within beautiful surroundings on the Wallington/Purley borders. Situated on a larger than average and level plot, overlooking open fields at the front, the property features a large extension to the rear which provides a fabulous entertaining space with open plan kitchen/dining room/sitting room with bi-fold doors leading onto to a substantial deck and a mature 100ft rear garden. The kitchen suite has been upgraded with high gloss storage units, a central island and integrated Neff appliances. The accommodation comprises a large welcoming entrance hall, a separate front lounge, a utility/cloakroom and the impressive open plan living area on the ground floor, with four genuine double bedrooms and two refitted bathrooms (one ensuite to the Master bedroom) on the floor above. The owners have renovated this property to a high standard since moving in with new a boiler, new electrical installation and new flooring being fitted throughout. The rear reception room also benefits from a wood burner stove. The property is situated on a substantial level plot with additional space both sides of the house for a further extension (STPP) and also incorporates a double garage with electric up and over door. Within the easy reach of Wilsons Grammar School, Wallington High School for Girls School, John Fisher and many other local schools, the property would be ideal for anyone moving to the area to benefit from Sutton's enviable educational facilities. Viewing highly recommended.

In accordance with the Estate Agents Property Act 1991, we declare that the vendor of this property has an existing relationship with Silverman Black.

- Silverman Black are delighted to market this luxuriously appointed four bedroom detached property, located on the Wallington/Purley borders
- Completely refurbished by the current owners and featuring a substantial rear extension - providing a wonderful open plan living room/kitchen with bi-fold doors to a large deck and a 100 ft garden
- Entrance Hall, Lounge, Cloak/Utility Room, substantial open plan Family Room/Kitchen, Four Double Bedrooms, en-suite Shower Room, Family Bathroom
- High quality gloss kitchen with a central island and integrated Neff appliances
- Fully rewired, new boiler, quality floor coverings and completely redecorated
- Block paved "carriage" driveway providing parking for several vehicles, double garage, 100 ft mature rear garden
- Extremely wide plot providing ample potential for further extension (STPP) into the loft area, on both sides of the house and further to the rear
- Within easy reach of Wilsons Grammar School, John Fisher and Wallington High School for Girls, 1.2 miles to Wallington BR station and the town centre
- Freehold, Council Tax Band G; EPC (awaited)
- In accordance with the Estate Agents Property Act 1991 we declare that the vendor of this property has an existing relationship with Silverman Black

