



159 Woodcote Road, South Wallington

Offers in Excess of £975,000 Freehold

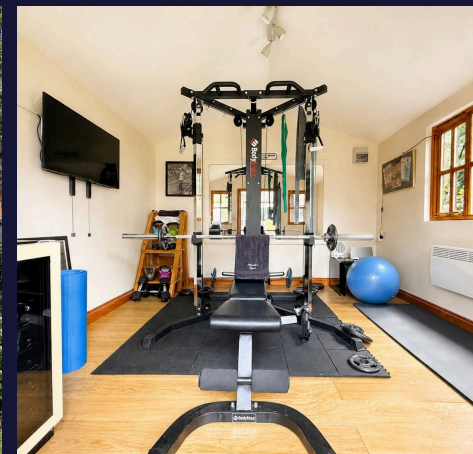
**ShineRocks**  
PROPERTY AGENTS

# 159 Woodcote Road

## South Wallington

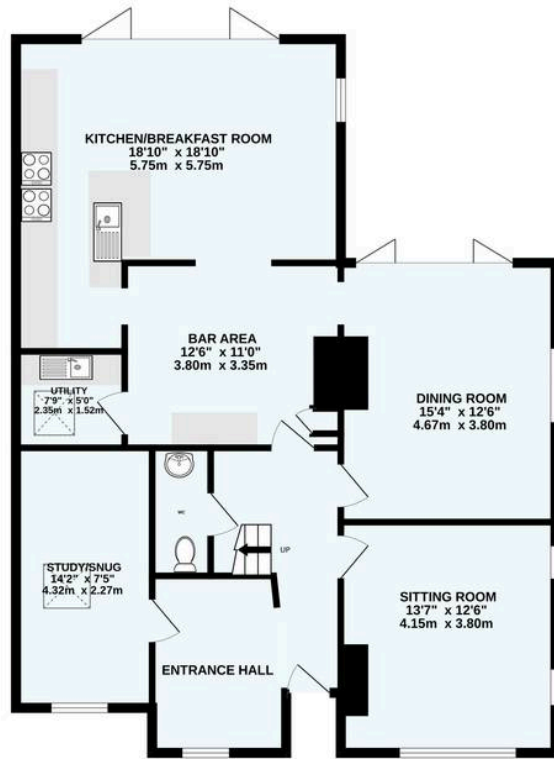
A lovely, four double bedroom, two bath/shower room, three/four reception room, detached family residence, situated on a level plot, within a short stroll of Wallington school for girls. Storm porch, entrance hall, WC, office/study, double aspect living room with fireplace, double aspect dining room with bi-fold door opening to loggia and rear terrace, large double aspect open plan kitchen/breakfast/family room with large roof lantern, fireplace and bi-fold doors opening to rear terrace and garden, separate utility room. Staircase to spacious first floor landing, three dual aspect double bedrooms, family bathroom with bath and walk-in shower. stairs to dual aspect principal bedroom with vaulted ceiling and Velux window, dressing area, en-suite shower room with separate WC. Well screened front garden with large block paved driveway. Level rear garden with two distinct terraces and a home office/gym.

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS + LARGE KITCHEN/BREAKFAST ROOM
- BRICK PILLARED ENTRANCE LEADING TO LARGE BLOCK PAVED DRIVEWAY
- LEVEL REAR GARDEN WITH TWO DISTINCT TERRACE/PATIO AREAS & GARDEN OFFICE/GYM
- UNIQUE SEMI RURAL LOCATION, YET JUST ACCROSS THE ROAD FROM WALLINGTON SCHOOL FOR GIRLS, 5 MINUTES DRIVE TO WILSONS SCHOOL
- COUNCIL TAX BAND - F (SUTTON COUNCIL, £3,435.81)
- EPC RATING - D

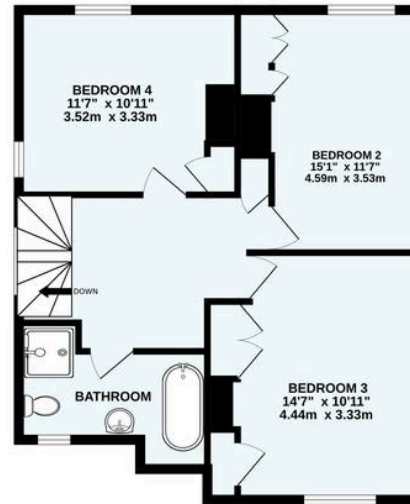




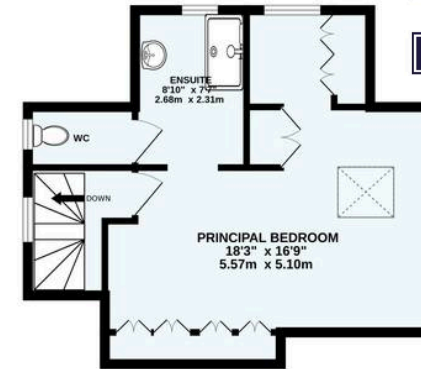
GROUND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 2189sq.ft. (203.4 sq.m.) approx.  
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# ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.