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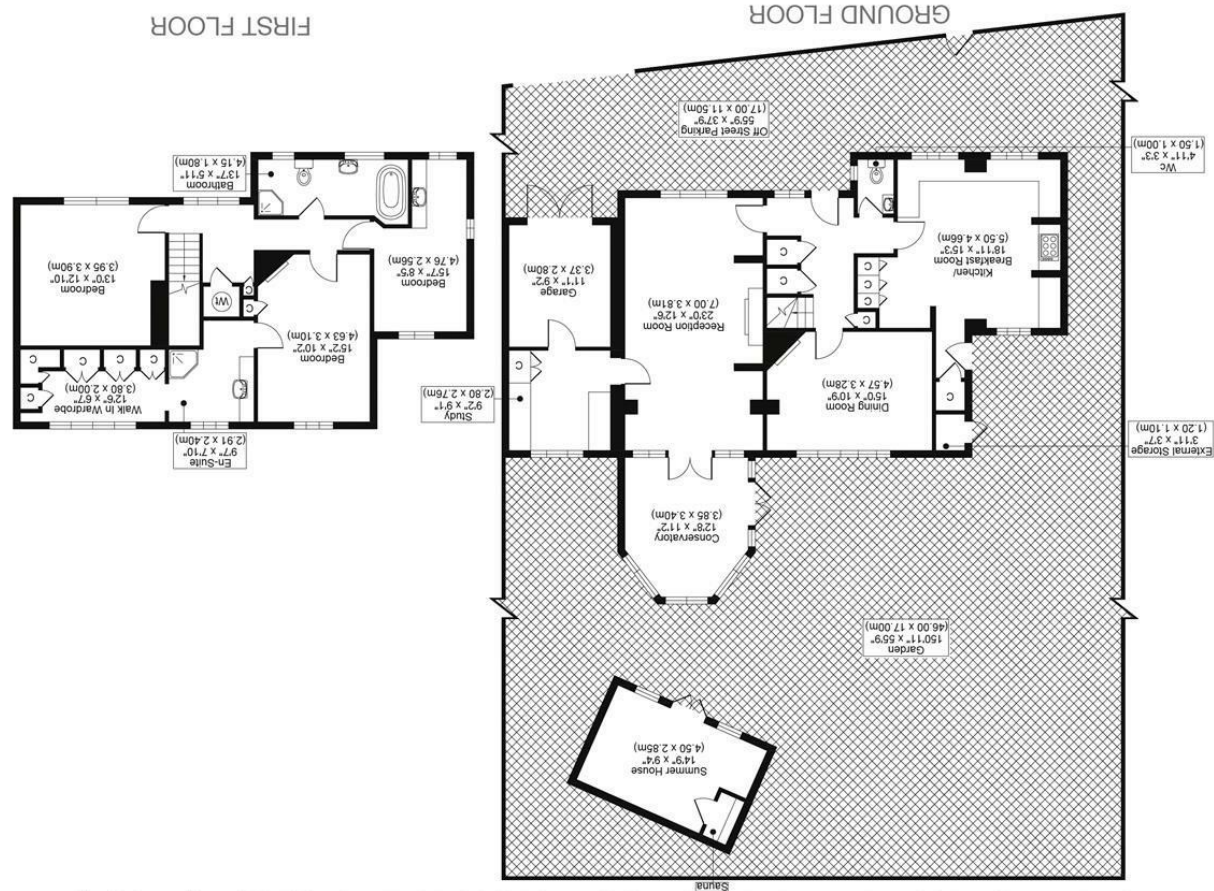
RICS

The Property Ombudsman

CHRISTIES

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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.



WOODCOTE AVENUE, SM6  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 2141 SQ.FT (199 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 1902 SQ.FT (177 SQ.M)



CHRISTIES



# WOODCOTE AVENUE, WALLINGTON SM6 0QU

GUIDE PRICE £1,200,000

LOCATED ON A PRIVATE ROAD IN SOUTH WALLINGTON AND WITHIN A MILE OF LOCAL AMENITIES INCLUDING OUTSTANDING SCHOOLS, TRANSPORT, SHOPPING AND LEISURE FACILITIES, CHRISTIES ARE VERY PROUD TO PRESENT TO THE MARKET THIS FANTASTIC 3 BEDROOM DETACHED FAMILY HOME.

THE PROPERTY BENEFITS FROM 4 RECEPTION AREAS INCLUDING A GORGEOUS KITCHEN/BREAKFAST ROOM PLUS A GROUND FLOOR OFFICE WITH VIEWS OUT TO THE GARDEN AND ACCESS TO THE GARAGE/WORKSHOP. UPSTAIRS YOU ARE PRESENTED WITH 3 BEDROOMS WITH THE MASTER BEDROOM INCLUDING ENSUITE AND DRESSING ROOM, THERE IS ALSO A 5 PIECE FAMILY BATHROOM SITUATED OF THE LANDING. THE CONSERVATORY OFFERS ELEVATED VIEWS OVER THE BEAUTIFULLY LANDSCAPED GARDEN WHICH INCLUDES, PATIO AREA, WATER FEATURES AND A SUPERB CABIN WITH SAUNA AND SEATING AREA.

CALL OUR EXPERIENCED SALES TEAM TODAY FOR MORE INFORMATION.

- PRIVATE ROAD
- 3 BEDROOM DETACHED
- BEAUTIFUL GARDEN
- 4 RECEPTION AREAS
- EPC RATING C
- COUNCIL TAX BAND G

