



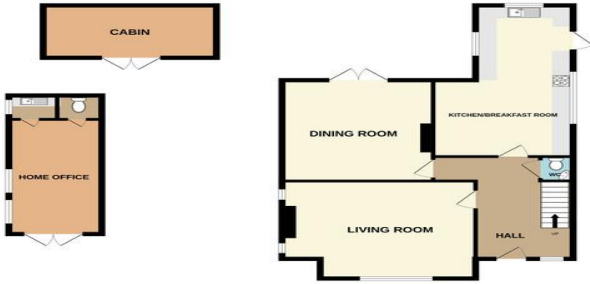
## 262 Woodcote Road, South Wallington, Surrey, SM6 0QE | **£750,000 Freehold**

Located within easy reach of Wallington Girls, this three bedroom detached family house offers potential to extend subject to planning. The spacious interior is comprised of two reception rooms and a 21' kitchen/breakfast room and downstairs Wc. Upstairs there are three double bedrooms and a good size family bathroom. Stairs lead up to a 24'8 loft room.

There is a large garden at the rear with a home office with kitchenette and wc and a cabin/gym. The front drive provides off street parking for 3/4 cars.

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GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR  
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE HALL**

**LOUNGE** 16' 4" x 13' 10" (4.98m x 4.22m)

**DINING ROOM** 14' 3" x 12' 9" (4.34m x 3.89m)

**KITCHEN/BREAKFAST ROOM** 21' x 12' 5" (6.4m x 3.78m)

**WC**

**STAIRS TO FIRST FLOOR**

**LANDING**

**BEDROOM 1** 14' 1" x 12' 7" (4.29m x 3.84m)

**BEDROOM 2** 12' 3" x 10' 10" (3.73m x 3.3m)

**BEDROOM 3** 16' 6" x 13' 8" (5.03m x 4.17m)

**BATHROOM** 9' 3" x 8' 2" (2.82m x 2.49m)

**SEPARATE WC**

**STAIRS TO LOFT ROOM**

**LOFT ROOM** 24' 8" x 8' 11" (7.52m x 2.72m)

**HOME OFFICE** 15' 10" x 7' 9" (4.83m x 2.36m)

**KITCHENETTE** 7' 2" x 5' 10" (2.18m x 1.78m)

**WC**

**CABIN (LOUNGE AREA)** 16' x 16' (4.88m x 4.88m)

**BEDROOM** 16' x 9' 7" (4.88m x 2.92m)

**SOUTH WESTERLY ASPECT GARDEN**

**DRIVEWAY WITH OFF STREET PARKING 2/3 CARS**



**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		75   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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