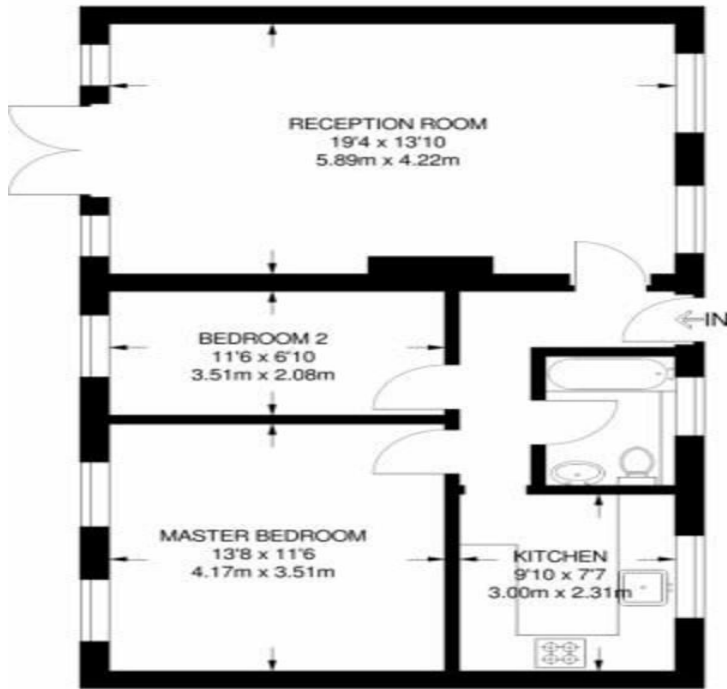




8 Woodcote Hall, Woodcote Avenue, South Wallington, Surrey, SM6 0QT | **£450,000 Share of Freehold**

Paul Graham are delighted to present this superb ground floor maisonette which forms part of a Grade 2 Listed building in one of Wallington's most prestigious roads. A viewing of this stunning property is highly recommended. The property which is well presented throughout boasts a through lounge/diner with doors looking out to the landscaped communal gardens, two bedrooms, a modern kitchen and shower room. Other benefits include share of freehold, a garage and residents parking.



GROUND FLOOR
704 SQ FT / 65.4 SQ M

ENTRANCE HALL

LOUNGE/DINER 19' 8" x 13' 9" (5.99m x 4.19m)

MODERN KITCHEN 9' 11" x 7' 6" (3.02m x 2.29m)

BEDROOM 1 13' 8" x 11' 1" (4.17m x 3.38m)

BEDROOM 2 11' 11" x 6' 10" (3.63m x 2.08m)

SHOWER ROOM

LANDSCAPED COMMUNAL GARDENS

GARAGE EN BLOC

RESIDENTS PARKING

SHARE OF FREEHOLD

GRADE 2 LISTED BUILDING



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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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