

Coogie, Woodmansterne Lane, Wallington, Surrey, SM6 0SU  
£1,500,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This impressive detached family residence occupies a prime position within extensive, mature grounds, ideally situated close to highly reputable schools and offering a rare combination of immediate family accommodation, development consent and further long-term potential. The property is set well back from the road and boasts a large private yard providing extensive off road parking and benefits from granted planning permission for two detached bungalows. For further information, see Sutton Planning Portal application number DM2025/00506 or call us on 020 8669 5201. Boasting a modern and well maintained interior, the versatile accommodation is currently configured as a three bedroom with the first floor comprising a generous master bedroom which benefits from a dressing room and en suite bathroom along with two further bedrooms.

Downstairs features a large entrance porch leading into the hallway, two sizeable reception rooms, a spacious conservatory and a kitchen/breakfast room. Externally, the property truly stands out. The secluded expansive southerly aspect gardens are made up of a lawn area, large patio ideal for entertaining and a private driveway leads into the yard which boasts various outbuildings. Early viewing advised.



## ROOMS

**ENCLOSED PORCH**

**ENTRANCE HALL**

**LIVING ROOM** 32' 4" x 12' 4" (9.86m x 3.76m)

**DINING ROOM** 18' 8" x 11' 10" (5.69m x 3.61m)

**KITCHEN/BREAKFAST ROOM** 17' 7" x 10' 6" (5.36m x 3.2m)

**CONSERVATORY** 28' 3" x 13' 11" (8.61m x 4.24m)

**DOWNSTAIRS WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 22' 10" x 12' 4" (6.96m x 3.76m)

**BEDROOM 4 (CURRENTLY USED AS A DRESSING ROOM)** 8' 8" x 8' 6" (2.64m x 2.59m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2** 10' 10" x 8' 9" (3.3m x 2.67m)

**BEDROOM 3** 17' 5" x 10' 0" (5.31m x 3.05m)

**BATHROOM**

**BOLD PLOT**

**AMPLE PARKING**

**PRIVATE DRIVEWAY TO REAR YARD WITH PLANNING PERMISSION GRANTED FOR TWO DETACHED BUNGALOWS**

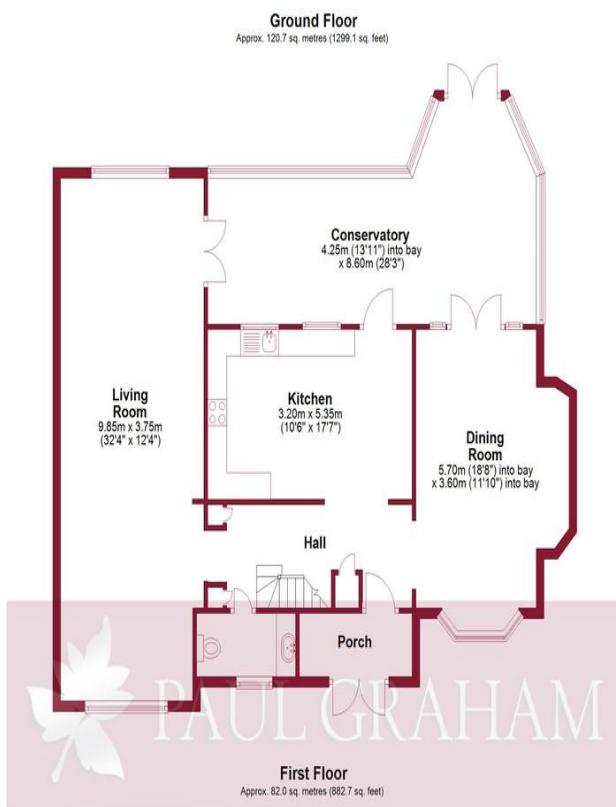
**CLOSE TO EXCELLENT SCHOOLS**



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# FLOOR PLAN



Total area: approx. 202.7 sq. metres (2181.8 sq. feet)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.  
Plan produced using PlanItUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk