



37a Woodcote Avenue, South Wallington, Surrey, SM6 0QU | **£850,000 Freehold**

Paul Graham to present this detached bungalow which is situated in Wallington's most prestigious road. Positioned in a secluded spot via a private shared driveway this spacious bungalow boasts a large lounge/dining room, a fitted kitchen with space for a small table and a separate utility room. There are three bedrooms and two bath/shower rooms (one being en-suite). Well-established gardens surround the property along with a detached double garage.

**ENTRANCE HALL**

**LIVING ROOM** 22' 6" x 13' 1" (6.86m x 3.99m)

**DINING AREA** 10' x 9' 8" (3.05m x 2.95m)

**LEAN TO**

**KITCHEN** 12' 4" x 10' 0" (3.76m x 3.05m)

**UTILITY ROOM** 9 max' 0" x 6' 5" (2.74m x 1.96m)

**BEDROOM** 1 14' 7" x 9' 8" (4.44m x 2.95m)

**EN SUITE SHOWER ROOM**

**BEDROOM** 2 12' 4" x 11' 4" (3.76m x 3.45m)

**BEDROOM** 3 9' 8" x 6' 11" (2.95m x 2.11m)

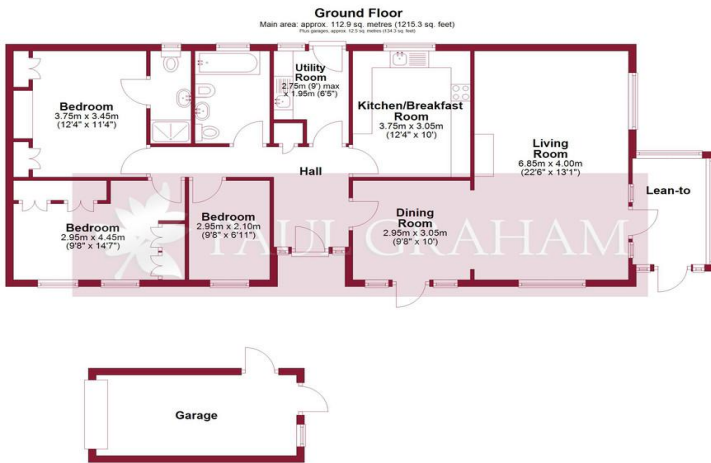
**BATHROOM**

**WELL ESTABLISHED GARDENS**

**DETACHED DOUBLE GARAGE**

**ACCESSED VIA A SHARED PRIVATE DRIV EWAY**

**NO CHAIN**



Main area: Approx. 112.9 sq. metres (1215.3 sq. feet)

Plus garage, approx. 22.2 sq. metres (238.3 sq. feet)  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.  
 Plan produced using PlanIt.



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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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