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RICS

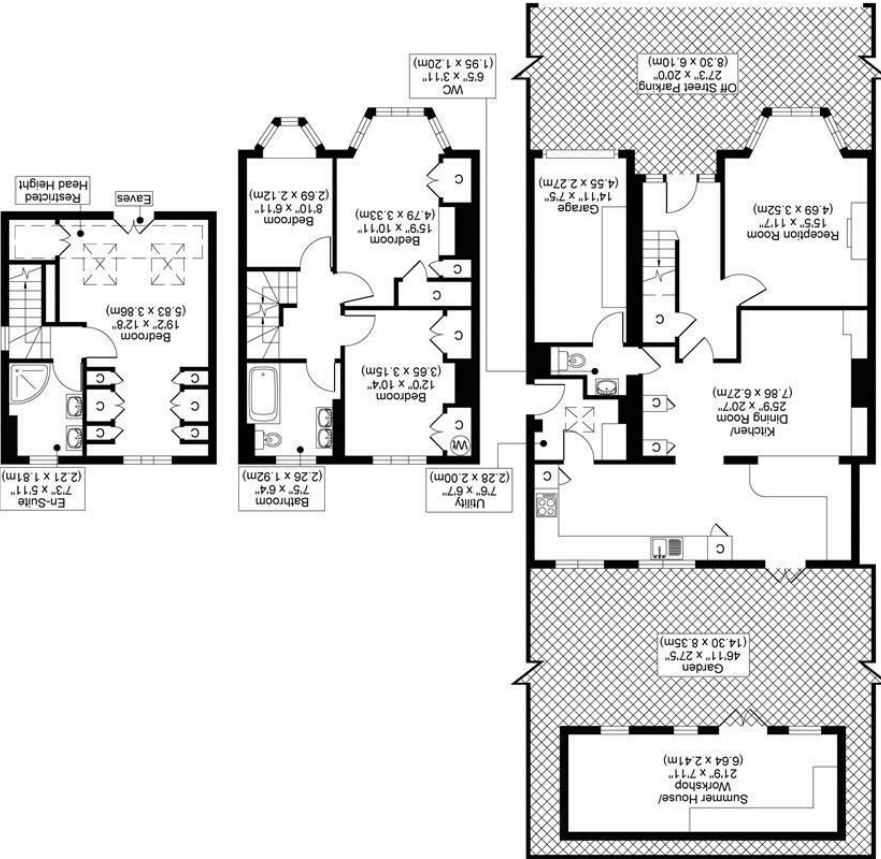
The Property Ombudsman

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.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



WOODSTOCK AVENUE, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING/RESTRICTED HEAD HEIGHT 1795 SQ.FT (167 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING/RESTRICTED HEAD HEIGHT 1461 SQ.FT (136 SQ.M)



CHRISTIES



WOODSTOCK AVENUE, SUTTON SM3 9EG

GUIDE PRICE £800,000

GUIDE PRICE: £800,000 - £850,000

WELCOME TO WOODSTOCK AVENUE, SUTTON. THIS DELIGHTFUL SEMI-DETACHED HOUSE, BUILT IN 1930, OFFERS A PERFECT BLEND OF CLASSIC CHARACTER AND MODERN LIVING. WITH FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING THREE SPACIOUS DOUBLES AND A VERSATILE ROOM CURRENTLY UTILISED AS AN OFFICE, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE FOR WORK OR LEISURE.

THE HEART OF THE HOME IS UNDOUBTEDLY THE STUNNING OPEN-PLAN KITCHEN DINER, WHICH PROVIDES A WARM AND INVITING SPACE FOR FAMILY GATHERINGS AND ENTERTAINING GUESTS. THE KITCHEN IS COMPLEMENTED BY A UTILITY AREA, ENSURING PRACTICALITY AND CONVENIENCE, AS WELL AS A DOWNSTAIRS WC TO ADD THE FUNCTIONALITY OF THE LAYOUT.

OUTSIDE, YOU HAVE A BEAUTIFULLY LANDSCAPED GARDEN, COMPLETE WITH A SHED FOR ADDITIONAL STORAGE. THE OFF-STREET PARKING TO THE FRONT FURTHER ENHANCE THE APPEAL, PROVIDING AMPLE SPACE FOR VEHICLES ON THE DRIVE AND THE GARAGE FOR ADDITIONAL STORAGE.

IF YOU ARE INTERESTED IN ARRANGING A VIEWING, PLEASE GIVE OUR SUTTON TEAM A CALL ON 0208 661 5187.

- 4 BEDROOMS & 2 BATHROOMS
- MODERN THROUGHOUT
- OPEN PLAN KITCHEN DINER
- GARAGE
- COUNCIL TAX BAND E
- EPC RATING D

