

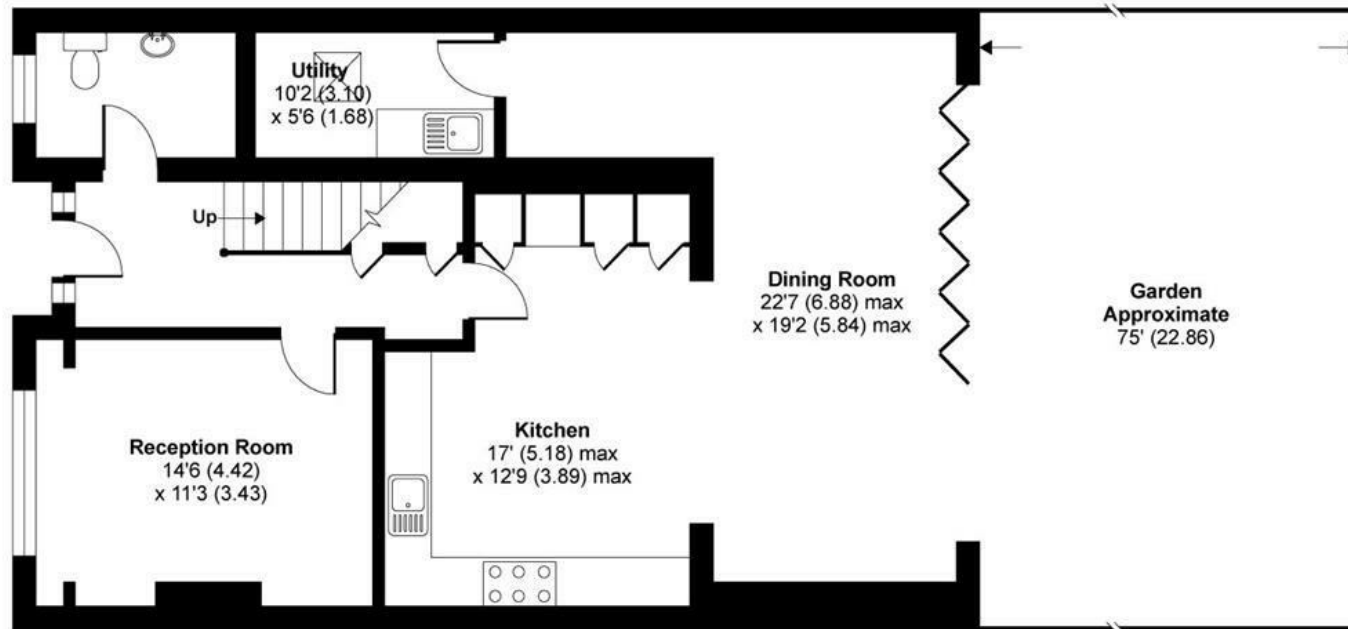
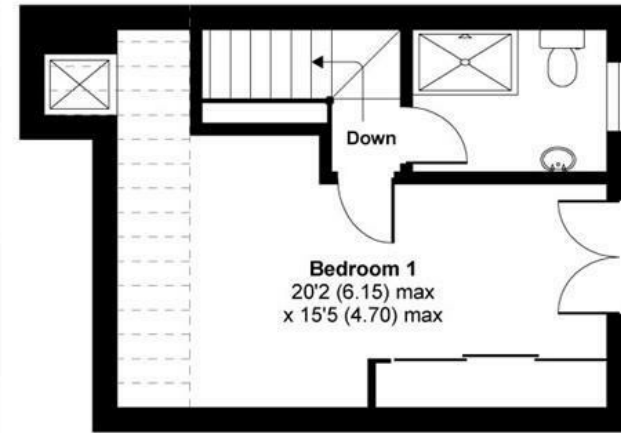
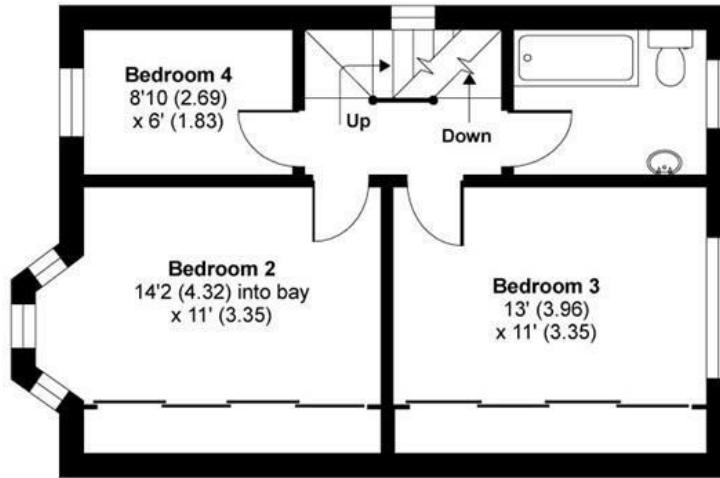
£1,200,000

Coombe Lane, London



Coombe Lane, London, SW20

APPROX. GROSS INTERNAL FLOOR AREA 1637 SQ FT 152 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Introducing this family home on Coombe Lane within easy access of Wimbledon and Kingston town centers perfect for those looking to take advantage of the first class shopping facilities on offer. Positioned beyond the solid wooden gate and the off street parking with space for 3/4 cars is where this immaculate property sits.


Upon entering this luxurious four bedroom family home, residents and guests alike are taken aback by the size this stunning property has to offer. This beautiful home has been thoughtfully renovated in a way that serves both function and aesthetic.

Features of the ground floor include the lounge located at the front of the property and the downstairs W/C. Beyond the lounge and occupying the entirety of the rear of the property, the home's main living area is a testament to open-concept design. Perfect for entertaining, the space begins with the fully integrated modern kitchen benefitting from an NEFF fridge freezer, dishwasher, coffee machine, Lamona microwave oven and a stainless steel double oven, flowing into a vast living, dining, and entertaining area. Sunlight floods into the room through the full height bi-folding doors leading out to the terrace overlooking the garden and the allotments to the rear. Positioned just off the kitchen is the utility room benefitting from a sink with mixer tap inset, storage below and space for a washing machine and tumble dryer.

Three of the four bedrooms are allocated to the first floor all benefiting from built in storage with the family bathroom boasting a modern white suite, a shower over the bathtub and is tiled from floor to ceiling. The master bedroom is found on the second floor boasting plenty of built in storage, en-suite and the juliet balcony providing brilliant views over the garden and allotments.

Disclaimer (SUR)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Kingston



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