



1 & 1a Coombe Lane West  
Kingston upon Thames KT2 7EW





## **Guide Prices: £1,700,000 and £1,750,000**

A stunning development of two high specification houses situated in this prestigious Coombeside location.

### **Accommodation**

Receiving Hall, Reception Room, Study, Cloakroom, Stunning Kitchen/Dining/Family Room, Master Bedroom Suite with En-Suite Bathroom, Spacious Landing Area, Four Further Bedrooms, Family Bathroom, Shower Room, 51ft Rear Garden, Impressive Frontage With Off-Street Parking For Two Cars.

## Description

An exclusive development of two high specification family homes with generous accommodation approaching 3,000 sqft. These attractive properties have been skillfully built by a local developer to the Code for Sustainable Homes Level 4 and therefore feature the latest energy saving systems which will help reduce running costs. The ground floor features a stunning 33' kitchen/dining/family room with bi-fold doors on two sides, a large reception room and a study. On the upper floors there are five bedrooms, two bathrooms and a shower room including an impressive master suite with en-suite bathroom. Externally there is a 51' rear garden and off street parking for two cars.

## Situation

The property is ideally located in this sought after Coombeside position between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station which gives direct access into London Waterloo is close by and the A3, which serves both London & the M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors. These include; Coombe Hill, Tiffin Boys, Tiffin Girls, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, riding schools and private & public health clubs.

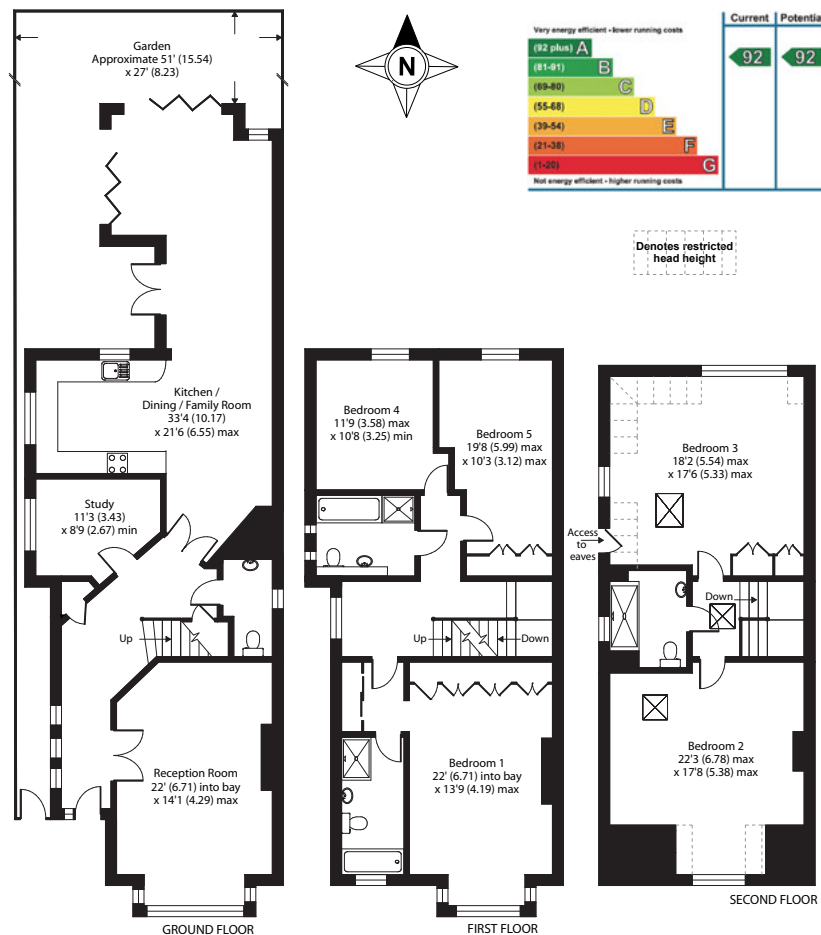
**Tenure:** Freehold

**Local Authority:** Kingston upon Thames

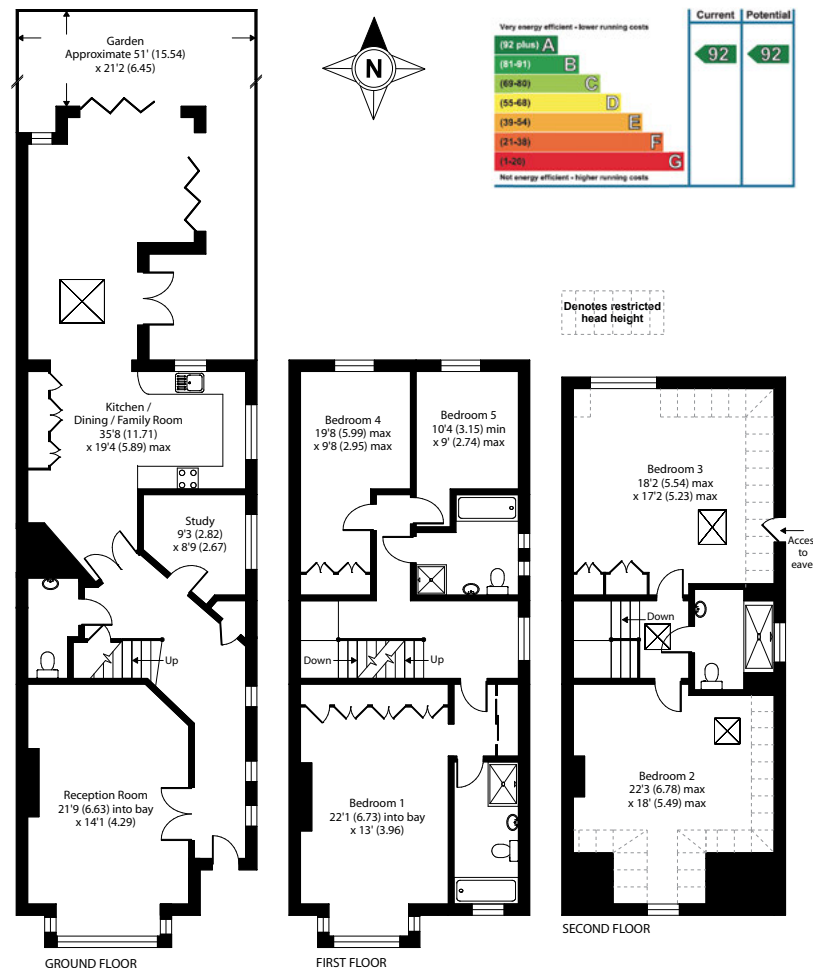




Approx gross internal floor area 2923 sqft / 271.6 sqm  
(excludes restricted head height)



Approx gross internal floor area 2835 sqft / 263.3 sqm  
(excludes restricted head height)



#### Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

#### Offer Procedure

Gibson Lane is contracted by the seller to establish how any one who wishes to make an offer on this property intends to fund it's purchase and their buying status. When making an offer on this property, you will be asked a series of questions relating to the means by which you intend to buy the property and whether or not your offer is dependant on the sale of another property. This information, along with the amount of your offer, will then be forwarded onto our client for consideration. All offers on this property should be made through this office.

**gibson lane**

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