

WARREN ROAD

KINGSTON UPON THAMES • KT2





WARREN ROAD

WIMBLEDON • SW19

A beautifully presented detached house built some 10 years ago by the renowned bespoke developer Lifestyle Projects. The house oozes quality from top to bottom and has fabulous entertaining and family space. There is extensive off-street parking to the front and a landscaped garden to the rear.

6 bedrooms (2 en suite) • 2 family bathrooms

5 reception rooms • Kitchen/Family room

Gymnasium • Laundry room • Utility room • 2 cloakrooms

Plant room • Garden • Off street parking

On the ground floor, this fabulous house comprises: a spacious entrance hall; a formal drawing room; a superb and well equipped kitchen/dining room; a study; a family room; a double height conservatory with spiral staircase; a utility room and a cloakroom. The study, the kitchen and the family room all have double doors leading out to the rear garden. On the lower ground floor there is a gymnasium, a games/media room; a cloakroom, a plant room and two storage rooms. The whole house has underfloor heating.





On the first floor is the magnificent master bedroom suite complete with dressing room and en-suite bath and shower room. There is a guest bedroom with an en-suite shower room and dressing room on this floor, a further bedroom, a large family bath and shower room and the utility room. On the second floor there are 3 further bedrooms and another family bathroom.

To the rear of the house is a really beautifully landscaped garden, with terraces and hidden seating areas. To the front is a large off-street parking area behind secure electric gates.

Tenure: Freehold





Location

The house is situated on a private road within the sought after Coombe residential area which has the added benefits of having two golf courses and excellent schools.

The house is well placed for shopping centres in Wimbledon and Kingston, and for the A3 with routes into Central London or out of town. Richmond Park is a minute's walk away, which is the largest of London's Royal Parks. There are many local schools both in the State and Private sectors locally including Rokeby, Holy Cross, Marymount International, Tiffin and Coombe Girls.

Local authority London Borough of Merton

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