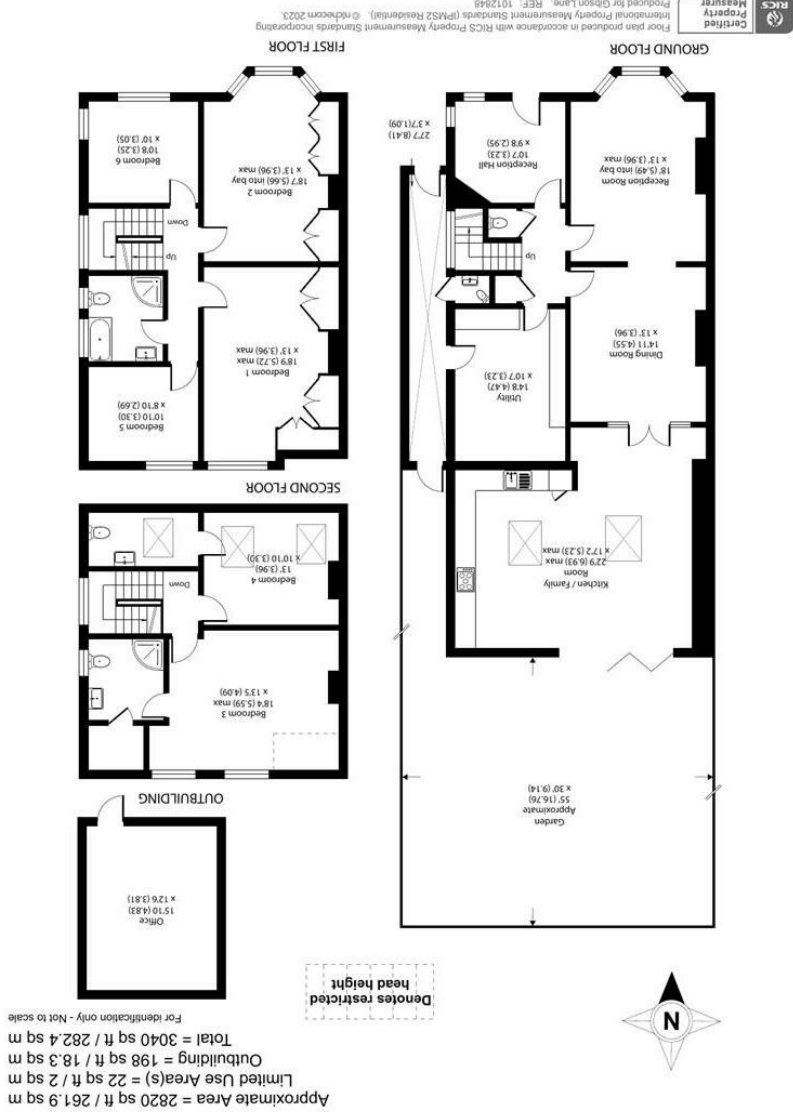
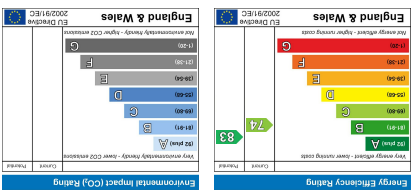


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.



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Coombe Lane West
 Kingston Upon Thames KT2 7BX



Guide Price £1,430,000

- Stunning Semi-Detached Home
- Six Bedrooms
- Total Accommodation in Excess of 3000sqft
- Open Plan Kitchen/Dining/Family Room
- Recently Refurbished to a High Specification
- No Onward Chain
- Off Street Parking
- Landscaped 55ft South Facing Garden
- Prestigious Location
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A stunning semi-detached period home which has been extended and designed to facilitate a magnificent standard of living for today's modern family. The impressive accommodation in excess of 3000sqft (including outbuilding) is generously arranged over three floors, with wide corridors, high ceilings, and open-plan living to the rear, huge spacious bedrooms and lots of storage. The ground floor footprint is ideal for family living and entertainment to include, upon entrance a generous receiving hall, front reception room which leads into a dining room, large utility room, and impressive open plan kitchen/family room spanning 22.9ft x 17.2ft fitted with high quality appliances, and bi-folding doors that lead onto a beautifully landscaped south facing rear garden with outbuilding. There are also two downstairs toilets. On the first floor there are four double bedrooms and a family bathroom. Two of these bedrooms measure (approximately) 19ft x 13ft and contain built in wardrobes. The remaining two bedrooms on the top floor both have en-suites. Externally the property benefits from ample off street parking to the front and there is a large secure storage unit/outbuilding at the rear of the impressive 55' x 30' south facing garden. Furthermore this beautiful house is being sold with no onward chain. Properties providing this size and specification are rarely available - viewings are highly recommended to appreciate this fine family home.

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 and restaurants. 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, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.

