



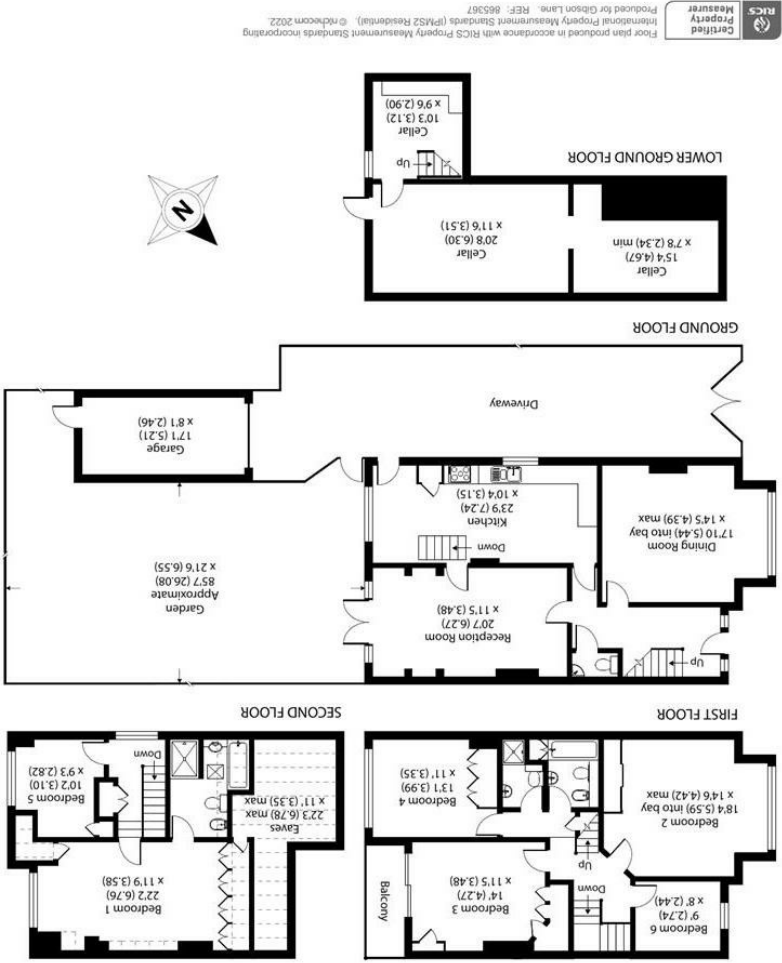
Coombe Lane West
Kingston Upon Thames KT2 7BY

gibson lane

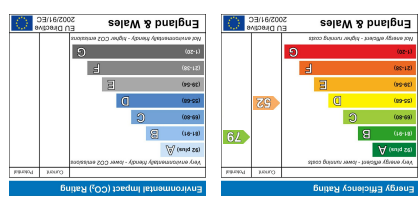
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

Approximate Area = 2617 sq ft / 243.1 sq m
Including Limited Use Area(s) = 230 sq ft / 21.4 sq m
Garage = 140 sq ft / 13 sq m
Total = 2987 sq ft / 277.5 sq m
For identification only - Not to scale

Denotes restricted
head height



RICS
Certified
Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © ndkcom 2022.
Produced for Gibson Lane, REF: 665387



The Property
Ombudsman
Protected
Protected
Protected

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.



Guide Price £1,500,000

- Edwardian Semi Detached House
 - Halls Adjoining
 - Six Bedrooms
 - South Facing Garden
 - Off Street Parking
 - Well Presented Internally
 - Garage
 - EPC Rating - E
 - Council Tax Band - G
- * Tenure: Freehold * Local Authority: Kingston Upon Thames

Description

An elegant halls adjoining semi detached Edwardian residence with generous accommodation approaching 3000 sq ft (including garage). It has been modernised and refurbished over the years and is now presented as a naturally arranged, stylish and sophisticated family home, maintaining many character features. The emphasis over the ground floor is on family life and entertaining, with large windows which help to make the property incredibly light though out and reception space being in abundance, with stunning dining room to the front, modern kitchen with access to the cellar to the back and an impressive reception room with full height double doors opening onto the stunning 85ft landscaped south facing rear garden with its raised decked sitting area and Garage. The first and second floors provide a well-balanced arrangement with spacious bedrooms and modern bath/shower room suites. To the front of the property there is the distinct advantage of off-street parking for several cars.

Situation

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

