

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.

England & Wales	
EU Standard	2009/10/EC
Best available technique - Approx CO2 emissions	
A	100-120
B	120-135
C	135-150
D	150-175
E	175-200
F	200-225
G	225-250
H	250-275
I	275-300
J	300-325
K	325-350
L	350-375
M	375-400
N	400-425
O	425-450
P	450-475
Q	475-500
R	500-525
S	525-550
T	550-575
U	575-600
V	600-625
W	625-650
X	650-675
Y	675-700
Z	700-725
AA	725-750
AB	750-775
AC	775-800
AD	800-825
AE	825-850
AF	850-875
AG	875-900
AH	900-925
AI	925-950
AJ	950-975
AK	975-1000
AL	1000-1025
AM	1025-1050
AN	1050-1075
AO	1075-1100
AP	1100-1125
AQ	1125-1150
AR	1150-1175
AS	1175-1200
AT	1200-1225
AU	1225-1250
AV	1250-1275
AW	1275-1300
AX	1300-1325
AY	1325-1350
AZ	1350-1375
BA	1375-1400
BB	1400-1425
BC	1425-1450
BD	1450-1475
BE	1475-1500
BF	1500-1525
BG	1525-1550
BH	1550-1575
BI	1575-1600
BJ	1600-1625
BK	1625-1650
BL	1650-1675
BM	1675-1700
BN	1700-1725
BO	1725-1750
BP	1750-1775
BQ	1775-1800
BR	1800-1825
BS	1825-1850
BT	1850-1875
BU	1875-1900
BV	1900-1925
BW	1925-1950
BX	1950-1975
BY	1975-2000
BZ	2000-2025
CA	2025-2050
CB	2050-2075
CC	2075-2100
CD	2100-2125
CE	2125-2150
CF	2150-2175
CG	2175-2200
CH	2200-2225
CI	2225-2250
CJ	2250-2275
CK	2275-2300
CL	2300-2325
CM	2325-2350
CN	2350-2375
CO	2375-2400
CP	2400-2425
CQ	2425-2450
CR	2450-2475
CS	2475-2500
CT	2500-2525
CU	2525-2550
CV	2550-2575
CW	2575-2600
CX	2600-2625
CY	2625-2650
CZ	2650-2675
DA	2675-2700
DB	2700-2725
DC	2725-2750
DD	2750-2775
DE	2775-2800
DF	2800-2825
DG	2825-2850
DH	2850-2875
DI	2875-2900
DJ	2900-2925
DK	2925-2950
DL	2950-2975
DM	2975-3000
DN	3000-3025
DO	3025-3050
DP	3050-3075
DQ	3075-3100
DR	3100-3125
DS	3125-3150
DT	3150-3175
DU	3175-3200
DV	3200-3225
DW	3225-3250
DX	3250-3275
DY	3275-3300
DZ	3300-3325
EA	3325-3350
EB	3350-3375
EC	3375-3400
ED	3400-3425
EE	3425-3450
EF	3450-3475
EG	3475-3500
EH	3500-3525
EI	3525-3550
EJ	3550-3575
EK	3575-3600
EL	3600-3625
EM	3625-3650
EN	3650-3675
EO	3675-3700
EP	3700-3725
EQ	3725-3750
ER	3750-3775
ES	3775-3800
ET	3800-3825
EU	3825-3850
EV	3850-3875
EW	3875-3900
EX	3900-3925
EY	3925-3950
EZ	3950-3975
FA	3975-4000
FB	4000-4025
FC	4025-4050
FD	4050-4075
FE	4075-4100
FF	4100-4125
FG	4125-4150
FH	4150-4175
FI	4175-4200
FJ	4200-4225
FK	4225-4250
FL	4250-4275
FM	4275-4300
FN	4300-4325
FO	4325-4350
FP	4350-4375
FQ	4375-4400
FR	4400-4425
FS	4425-4450
FT	4450-4475
FU	4475-4500
FV	4500-4525
FW	4525-4550
FX	4550-4575
FY	4575-4600
FZ	4600-4625
GA	4625-4650
GB	4650-4675
GC	4675-4700
GD	4700-4725
GE	4725-4750
GF	4750-4775
GG	4775-4800
GH	4800-4825
GI	4825-4850
GJ	4850-4875
GK	4875-4900
GL	4900-4925
GM	4925-4950
GN	4950-4975
GO	4975-5000
GP	5000-5025
GQ	5025-5050
GR	5050-5075
GS	5075-5100
GT	5100-5125
GU	5125-5150
GV	5150-5175
GW	5175-5200
GX	5200-5225
GY	5225-5250
GZ	5250-5275
HA	5275-5300
HB	5300-5325
HC	5325-5350
HD	5350-5375
HE	5375-5400
HF	5400-5425
HG	5425-5450
HH	5450-5475
HI	5475-5500
HJ	5500-5525
HK	5525-5550
HL	5550-5575
HM	5575-5600
HN	5600-5625
HO	5625-5650
HP	5650-5675
HQ	5675-5700
HR	5700-5725
HS	5725-5750
HT	5750-5775
HU	5775-5800
HV	5800-5825
HW	5825-5850
HX	5850-5875
HY	5875-5900
HZ	5900-5925
IA	5925-5950
IB	5950-5975
IC	5975-6000
ID	6000-6025
IE	6025-6050
IF	6050-6075
IG	6075-6100
IH	6100-6125
II	6125-6150
IJ	6150-6175
IK	6175-6200
IL	6200-6225
IM	6225-6250
IN	6250-6275
IO	6275-6300
IP	6300-6325
IQ	6325-6350
IR	6350-6375
IS	6375-6400
IT	6400-6425
IU	6425-6450
IV	6450-6475
IW	6475-6500
IX	6500-6525
IY	6525-6550
IZ	6550-6575
JA	6575-6600
JB	6600-6625
JC	6625-6650
JD	6650-6675
JE	6675-6700
JF	6700-6725
JG	6725-6750
JH	6750-6775
JI	6775-6800
JJ	6800-6825
JK	6825-6850
JL	6850-6875
JM	6875-6900
JN	6900-6925
JO	6925-6950
JP	6950-6975
JQ	6975-7000
JR	7000-7025
JS	7025-7050
JT	7050-7075
JU	7075-7100
JV	7100-7125
JW	7125-7150
JX	7150-7175
JY	7175-7200
JZ	7200-7225
KA	7225-7250
KB	7250-7275
KC	7275-7300
KD	7300-7325
KE	7325-7350
KF	7350-7375
KG	7375-7400
KH	7400-7425
KI	7425-7450
KJ	7450-7475
KK	7475-7500
KL	7500-7525
KM	7525-7550
KN	7550-7575
KO	7575-7600
KP	7600-7625
KQ	7625-7650
KR	7650-7675
KS	7675-7700
KT	7700-7725
KU	7725-7750
KV	7750-7775
KW	7775-7800
KX	7800-7825
KY	7825-7850
KZ	7850-7875
LA	7875-7900
LB	7900-7925
LC	7925-7950
LD	7950-7975
LE	7975-8000
LF	8000-8025
LG	8025-8050
LH	8050-8075
LI	8075-8100
LJ	8100-8125
LK	8125-8150
LL	8150-8175
LM	8175-8200
LN	8200-8225
LO	8225-8250
LP	8250-8275
LQ	8275-8300
LR	8300-8325
LS	8325-8350
LT	8350-8375
LU	8375-8400
LV	8400-8425
LW	8425-8450
LX	8450-8475
LY	8475-8500
LZ	8500-8525
MA	8525-8550
MB	8550-8575
MC	8575-8600
MD	8600-8625
ME	8625-8650
MF	8650-8675
MG	8675-8700
MH	8700-8725
MI	8725-8750
MJ	8750-8775
MK	8775-8800
ML	8800-8825
MM	8825-8850
MN	8850-8875
MO	8875-8900
MP	8900-8925
MQ	8925-8950
MR	8950-8975
MS	8975-9000
MT	9000-9025
MU	9025-9050
MV	9050-9075
MW	9075-9100
MX	9100-9125
MY	9125-9150
MZ	9150-9175
NA	9175-9200
NB	9200-9225
NC	9225-9250
ND	9250-9275
NE	9275-9300
NF	9300-9325
NG	9325-9350
NH	9350-9375
NI	9375-9400
NJ	9400-9425
NK	9425-9450
NL	9450-9475
NM	9475-9500
NO	9500-9525
NP	9525-9550
NQ	9550-9575
NR	9575-9600
NS	9600-9625
NT	9625-9650
NU	9650-9675
NV	9675-9700
NW	9700-9725
NX	9725-9750
NY	9750-9775
NZ	9775-9800
OA	9800-9825
OB	9825-9850
OC	9850-9875
OD	9875-9900
OE	9900-9925
OF	9925-9950
OG	9950-9975
OH	9975-10000
OI	10000-10025
OJ	10025-10050
OK	10050-10075
OL	10075-10100
OM	10100-10125
ON	10125-10150
OO	10150-10175
OP	10175-10200
OQ	10200-10225
OR	10225-10250
OS	10250-10275
OT	10275-10300
OU	10300-10325
OV	10325-10350
OW	10350-10375
OX	10375-10400
OY	10400-10425
OZ	10425-10450
PA	10450-10475
PB	10475-10500
PC	10500-10525
PD	10525-10550
PE	10550-10575
PF	10575-10600
PG	10600-10625
PH	10625-10650
PI	10650-10675
PJ	10675-10700
PK	10700-10725
PL	10725-10750
PM	10750-10775
PN	10775-10800
PO	10800-10825
PP	10825-10850
PQ	10850-10875
PR	10875-10900
PS	10900-10925
PT	10925-10950
PU	10950-10975
PV	10975-11000
PW	11000-11025
PX	11025-11050
PY	11050-11075
PZ	11075-11100
QA	11100-11125
QB	11125-11150
QC	11150-11175
QD	11175-11200
QE	11200-11225
QF	11225-11250
QG	11250-11275
QH	11275-11300
QI	11300-11325
QJ	11325-11350
QK	11350-11375
QL	11375-11400
QM	11400-11425
QN	11425-11450
QO	11450-11475
QP	11475-11500
QQ	11500-11525
QR	11525-11550
QS	11550-11575
QT	11575-11600
QU	11600-11625
QV	11625-11650
QW	11650-11675
QX	11675-11700
QY	11700-11725
QZ	11725-11750
RA	11750-11775
RB	11775-11800
RC	11800-11825
RD	11825-11850
RE	11850-11875
RF	11875-11900
RG	11900-11925
RH	11925-11950
RI	11950-11975
RJ	11975-12000
RK	12000-12025
RL	12025-12050
RM	12050-12075
RN	12075-12100
RO	12100-12125
RP	12125-12150
RQ	12150-12175
RR	12175-12200
RS	12200-12225
RT	12225-12250
RU	12250-12275
RV	12275-12300
RW	12300-12325
RX	12325-12350
RY	12350-12375
RZ	12375-12400
SA	12400-12425
SB	12425-12450
SC	12450-12475
SD	12475-12500
SE	12500-12525



Guide Price £1,500,000

- Sold with No Onward Chain
- Impressive Halls-Adjoining Semi-Detached Home
- Six Bedrooms | Three Bathrooms
- Incredible Southerly Aspect Rear Garden
- Generous Accommodation Approaching 2500sqft (Inc Garage)
- Fantastic Potential to Expand Further (STNC)
- Ample Off Street Parking
- Large Garage
- Extremely Sought After Location
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon THames

Description

This incredibly spacious halls-adjoning semi-detached house presents an exceptional opportunity for families seeking a comfortable and versatile living space. Boasting generous accommodation approaching 2500sqft (including garage), this lovely home offers six well-proportioned bedrooms and three bathrooms, perfect for those who require ample room for family life or wish to accommodate guests.

This wonderful home features two inviting reception rooms, providing a lovely setting for both relaxation and entertaining. The layout is designed to offer flexibility, allowing you to create the ideal environment for your lifestyle. There is also tremendous potential to extend the property further tailoring the home to your specific needs. (Subject to necessary consents).

One of the standout features of this property is the fantastic southerly aspect rear garden, which offers a serene outdoor space spanning an impressive 91ft deep.

There is off-street parking available to the front for multiple vehicles, a valuable asset in this sought-after location. The combination of space, potential, and outdoor enjoyment makes this semi-detached house a remarkable opportunity.



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.

