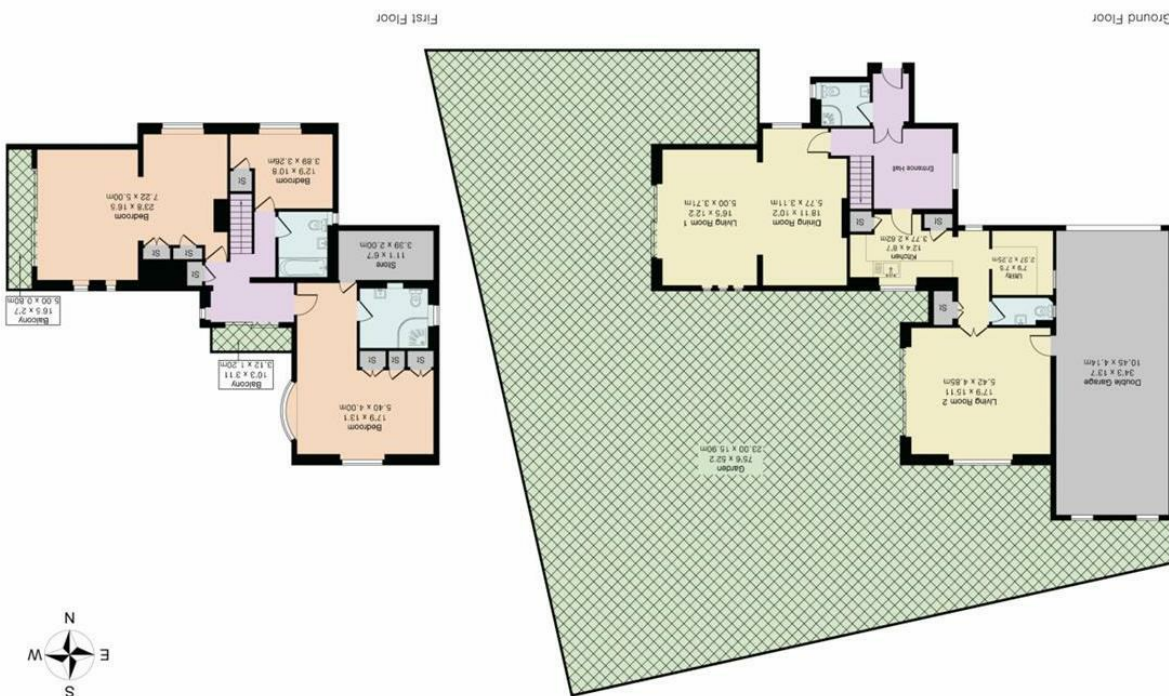


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

## Important Information

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

 PINK PLAN

**Approximate Gross Internal Area 2739 sq ft - 254 sq m**  
**(Including Garage)**  
 Ground Floor Area 1149 sq ft - 107 sq m  
 First Floor Area 1124 sq ft - 104 sq m  
 Garage Area 466 sq ft - 43 sq m

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## Guide Price £1,650,000

- Sold with No Onward Chain
  - Private Road in the Prestigious Coombe Location
  - Detached Corner Plot Residence approaching 3000 sqft
  - Magnificent Golf Course Views
  - Impressive South Facing Rear Garden
  - Ample Off Street Parking
  - Three/ Four Bedrooms
  - Potential to Expand (STPP)
  - Double Garage
  - EPC Rating - E
- \* Tenure: Freehold
- \* Local Authority: Kingston Upon Thames

## Description

This splendid detached house with accommodation approaching 3000 sqft, offers a unique opportunity for those seeking a family home with remarkable potential. Set on a desirable corner plot along a private road, the property boasts stunning south facing grounds measuring an impressive 76 ft x 52 ft (Approx.) which overlooks the picturesque golf course, providing a tranquil backdrop for everyday living.

Inside, the house features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three/four well-proportioned bedrooms, including a principal suite complete with fitted wardrobes and ensuite bathroom.

The property also benefits from two delightful balconies that invite you to take in the breathtaking views of the golf course, making it an ideal spot for morning coffee or evening relaxation.

For those considering expansion, this home presents enormous potential to modernise and extend, subject to planning permission. The double garage and ample off-street parking for several cars add to the convenience and appeal of this residence.

In summary, this charming house on Wonford Close is a rarity and a unique opportunity to secure a magnificent home in the prestigious Coombe location sold with no onward chain.

Call us now to book your viewing!!

## Situation

The property is ideally located in the sought after private Coombe Estate and is within close proximity of Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques and restaurants. There is easy access into London Waterloo via train and the A3, which serves both London, the M25 and both Gatwick and Heathrow airports are easily accessible by car. The standard of schooling within the area is excellent within both the private and state sectors such as Holy Cross School, Rokeby School, Marymount International, Kings, Wimbledon High, Coombe Hill Infants and Juniors, Coombe Girls and many more. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.

