



**HUNTERS**  
HERE TO GET YOU THERE

**Warren Road, , , KT2 7HY**  
**Asking Price £2,400,000**

**HUNTERS**<sup>®</sup>  
**EXCLUSIVE**



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**Asking Price £2,400,000**

Hunters are delighted to present this luxurious detached home in the surrounds of sought after area of Richmond Park. The property benefits from generous living space with four bedrooms and three bathrooms whilst the master bedrooms comprises of a walk in wardrobe as well. Furthermore there is a detached gym as well as three garages next to the property which is in the middle of a large wrap around garden. Close to local amenities and excellent transport links. Viewings are highly recommended. Property comes with no chain.





BEDROOM  
18'4" x 12'7"

BEDROOM  
13'11" x 11'11"

BEDROOM  
16'6" x 15'3"

BEDROOM  
10'6" x 6'5"

ENSUITE  
11'8" x 6'2"

ENSUITE  
13'1" x 7'0"

BATHROOM  
7'7" x 6'11"

RECEPTION ROOM  
18'4" x 12'7"

RECEPTION ROOM  
23'11" x 14'10"



DINING ROOM  
14'1" x 13'6"

KITCHEN  
17'2" x 9'10"

GARAGE 1  
17'3" x 16'6"

GARAGE 2  
17'0" x 8'10"

GARAGE 3  
17'3" x 8'7"

GYM  
18'3" x 16'11"





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

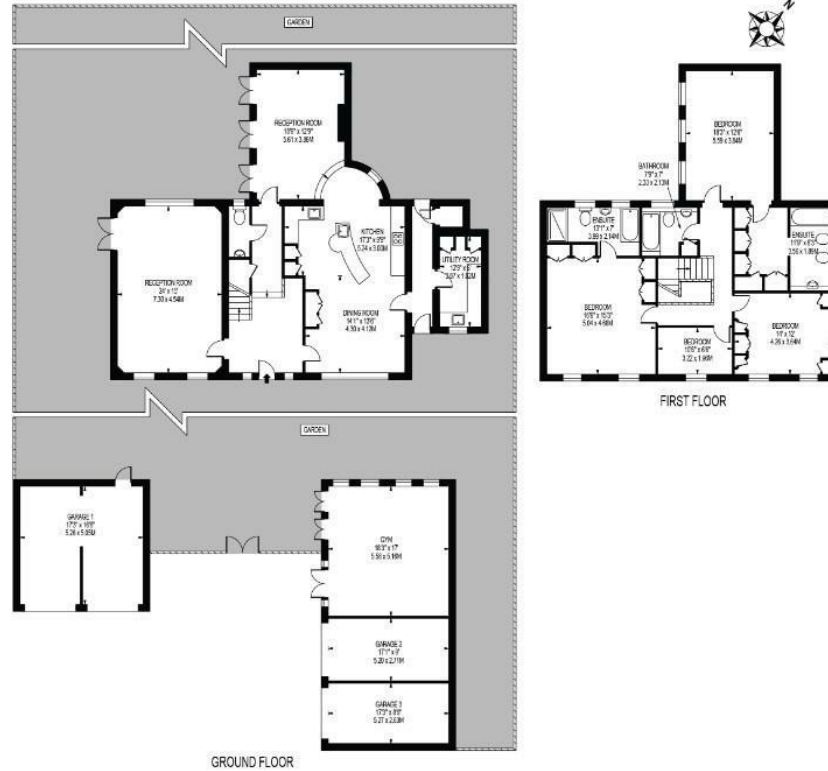
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## WARREN LODGE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2602 SQ FT - 241.69 SQ M  
(EXCLUDING OUTBUILDINGS)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDINGS: 907 SQ FT - 84.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
0300 666 1111 | Website: [www.hunters.com](http://www.hunters.com)

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