



## Coombe Lane West, Kingston Upon

- Detached Family Home
- Planning Permission Granted
- Four Bathrooms
- Private Parking
- Close To Local Amenities
- Gated Entrance
- Five Bedrooms
- Large Private Garden
- Excellent Transport Links
- Viewings are highly recommended

**Asking Price £2,500,000**

**Tenure: Freehold**



# Coombe Lane West, Kingston Upon Thames

## DESCRIPTION

Hunters are delighted to present this larger than average detached home in a sought after area of Coombe. This gated property benefits from generous living space over five bedrooms, four bathrooms and three reception rooms. There is a gated driveway for several cars to the front of the property as well as a large private garden to the rear. Furthermore, planning permission has been granted to further extend the living space to 5,371sq ft. Close to local amenities and excellent transport links. Viewings are highly recommended.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current		Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			<b>79</b>	<b>England &amp; Wales</b>			<b>61</b>
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Surbiton Office on 0300 666 1111 if you wish to arrange a viewing appointment for this property or require further information.

Unit 5 Coppergate Mews Brighton Road, Surbiton, KT6 5NE

Tel: 0300 666 1111 Email:

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