

Lugus  
HOMES



25 Coombe Gardens, West Wimbledon, SW20 0QU

£5,999 Per month





# 25 Coombe Gardens

West Wimbledon, SW20 0QU

- 5 Bedrooms
- 3 Reception Rooms
- Detached double fronted house
- Off-street parking for 4 cars
- South-East facing garden
- 3 Bathrooms and WC
- Cul-de-sac
- Brand new Neptune kitchen
- 0.9 mile radius to Raynes Park Station
- Outbuilding in garden with bathroom for office

This recently modernised and spacious detached 5-bedroom family house located in the sought-after cul-de sac of Coombe Gardens is a must see.

This double fronted house has been recently been modernised and extended to the rear and side to provide ample living space.

The kitchen is brand new and designed by Neptune with all the latest appliances which is open plan to the living and dining room creating an inviting space perfect for entertaining friends and family in the Summer months ahead. There is a sky light the width of the living room bringing in additional natural light into the space.

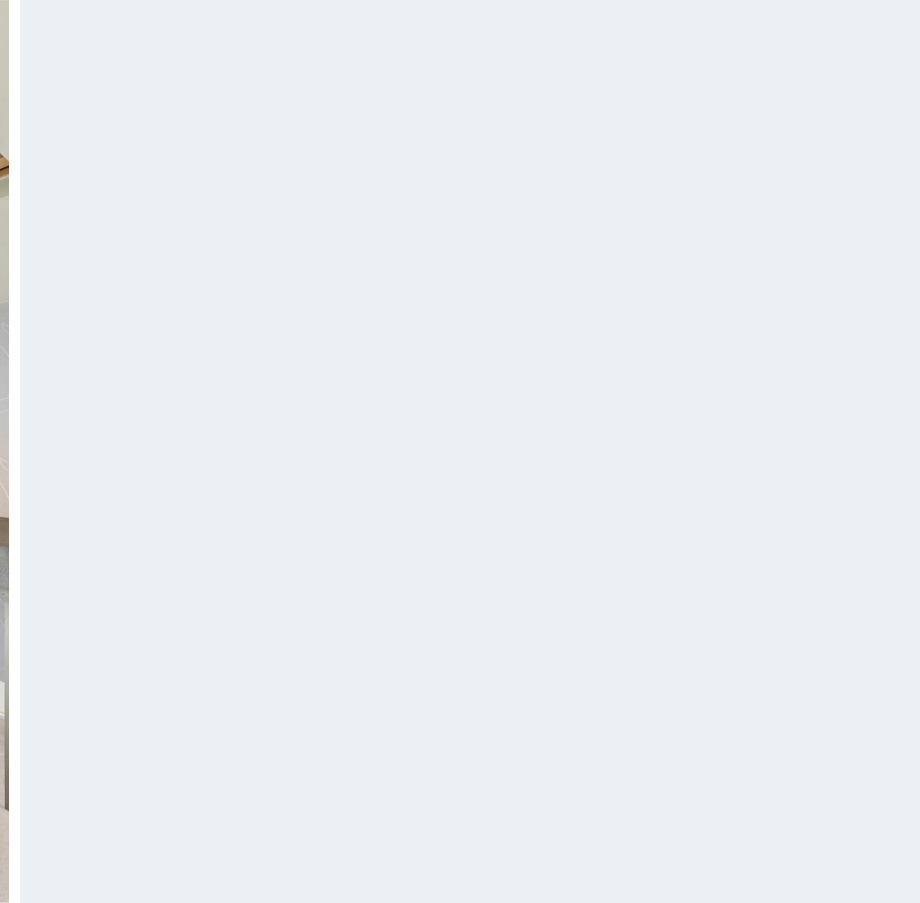
On the ground floor there is an office or which can be used as an additional bedroom with built in wardrobes as well as a separate reception room. On the first floor there are four good size bedrooms all of which have built in wardrobes and a family bathroom. The primary bedroom is spacious and is double width in size offering views of the playing fields, two Juliet balconies and an ensuite. On the second floor there is a large bedroom with vaulted ceilings, a glass floor which brings in additional light into the room, an ensuite and eaves storage space.

There is a well maintained south-east facing garden and an outbuilding which can be used as a home office, gym or for additional storage.

The property is well located to a number of parks, including Cottenham Park with its children's playground and Wimbledon Common. The property is situated near to a number of outstanding schools including St Matthew's School, Kings College School, Wimbledon High School, Ursuline School and Wimbledon College.

Transport links are close at hand with local bus routes into Raynes Park, Wimbledon and Kingston Stations. Raynes Park Station has fast trains into London Waterloo and a number of independent boutique shops, cafés and restaurants. The A3 also provides access to major motorways and into Central London.





Directions





## Floor Plans



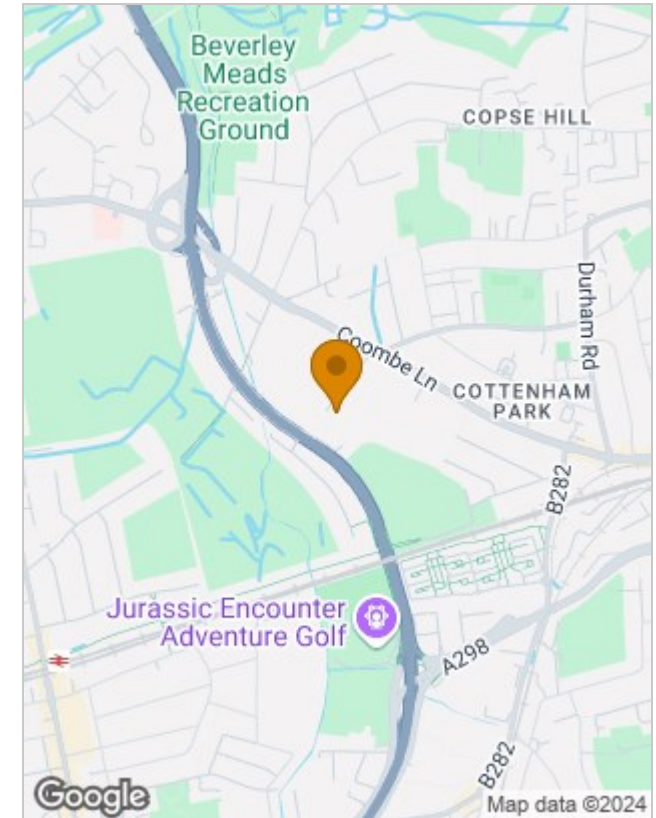
## Viewing

Please contact our Lugas Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

