

## SOUTHWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3126 SQ FT- 290.40 SQ M  
(EXCLUDING GARAGE, OUTBUILDING & EAVES)  
GARAGE AREA : 349 SQ FT- 32.40 SQ M  
OUTBUILDING AREA : 269 SQ FT- 25.00 SQ M  
TOTAL AREA : 3744 SQ FT- 347.80 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



9 Southwood Avenue,  
Coombe, Kingston Upon Thames,  
KT2 7HD

Guide Price £2,950,000 Freehold

A beautifully presented 5 bedroom detached and gated family home situated on a generous plot located at the peak of Southwood Avenue with a spectacular, far reaching southerly aspect view and a southerly aspect garden which stretches close to 150 feet.

- Gated Detached Period House
- Sweeping Driveway with a Double Garage
- Southerly Facing Garden of approx 150 foot
- 5 Bedrooms & 3 Bathrooms
- Spectacular Balcony with Far Reaching South Views
- Available with No Onward Chain

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG



**Location**

Southwood Avenue forms part of the prestigious Coombe Estate, being located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offers fast access to central London and both Gatwick and Heathrow airports with the closest train station being Norbiton which is within walking distance along Coombe Lane West, where the 57 bus also runs. The area offers a wide range of recreational facilities including 3 golf courses, tennis and squash clubs. Richmond Park, with its 2,368 acres of natural beauty, is close by and provides a picturesque setting in which to picnic, horse ride, cycle, jog, or just take a walk. Theatres at Wimbledon and Richmond are popular with local residents, with many a new production debuting here before launching in the West End and both have an excellent choice of restaurants. There are numerous private, state and International schools within the immediate area.



**Description**

The house is situated on a generous plot of approx. 0.45 of an acre and is arranged over three floors comprising 5 bedrooms, 3 bathrooms with ample family and entertaining space and a large kitchen/breakfast/family room. In addition to being securely gated, the house also benefits from a double garage and self contained annex.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.