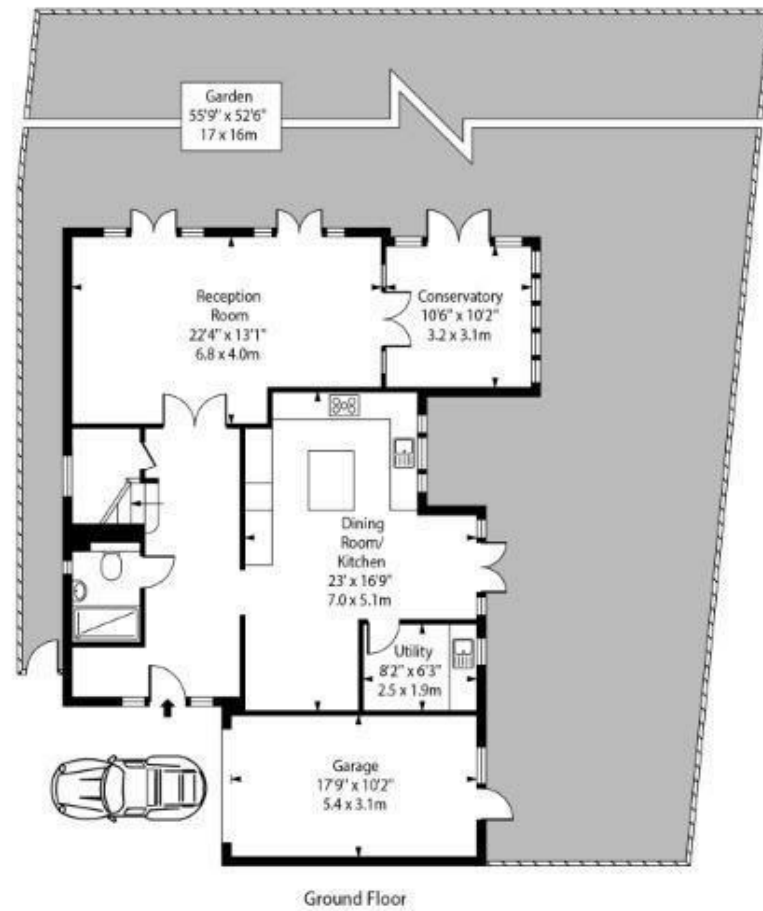


Southwood Avenue,
Kingston,
Surrey, KT2 7HD

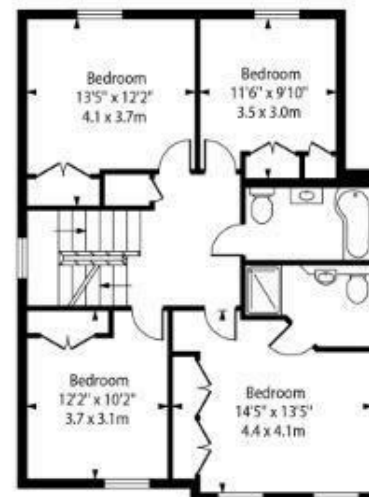


Ground Floor

Approx Gross Internal Area 2573 Sq Ft - 239.0 Sq M
(Including Garage)



Second Floor



First Floor



14 Southwood Avenue,
Kingston Upon Thames, KT2 7HD

TO RENT £6,500 Per MonthPCM

Stunning five bedroom detached house with stylish décor throughout including a modern kitchen with integrated appliances, reception room with wood floors, conservatory overlooking beautiful landscaped gardens, a garage and off street parking. This wonderful family home is situated in quiet cul-de-sac in Coombe.

- Detached 5 bedroom House
- Utility room
- Underfloor heating
- Unfurnished
- EPC C
- Gated
- Off street parking
- Close to Holy Cross Prep & Rokeby
- Long let
- Council Tax Band H (Kingston)

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.

020 8016 9700

www.fullergilbert.co.uk

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

Location

Southwood Avenue is a desirable, quiet cul-de-sac in Coombe positioned between Wimbledon and Kingston and offers easy access to the A3. Not only are there excellent schools nearby but you have a choice of two golf clubs just around the corner.



Description

A fantastic 5 bedroom detached family home located in a secure gated development on the Coombe Estate. Totalling 2500sq ft arranged over three floors comprising five bedrooms, 3 bathrooms, modern kitchen, integrated appliances, wooden floors throughout, a double garage, Gated and off street parking.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		79	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales			
	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.