

COOMBE LANE WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA : 4137 SQ FT- 384.30 SQ M

(EXCLUDING GARAGE)

GARAGE AREA : 391 SQ FT- 36.40 SQ M

TOTAL AREA : 4528 SQ FT- 420.70 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.



26 Coombe Lane West,
Kingston Upon Thames, KT2 7BX

Guide Price £2,800,000 Freehold

A beautifully presented 6 bedroom detached house in excess of 4,500 ft², with the benefit of a 118' southerly facing garden, an integral double garage and off-street parking on the carriage driveway. * Council Tax Band G

- Beautifully presented 6 bedroom detached house
- 4 reception rooms
- 4 bathrooms (3 en-suite)
- Spacious kitchen/family/dining room
- Integral double garage
- Stunning southerly facing garden
- Carriage driveway
- Council tax Band G

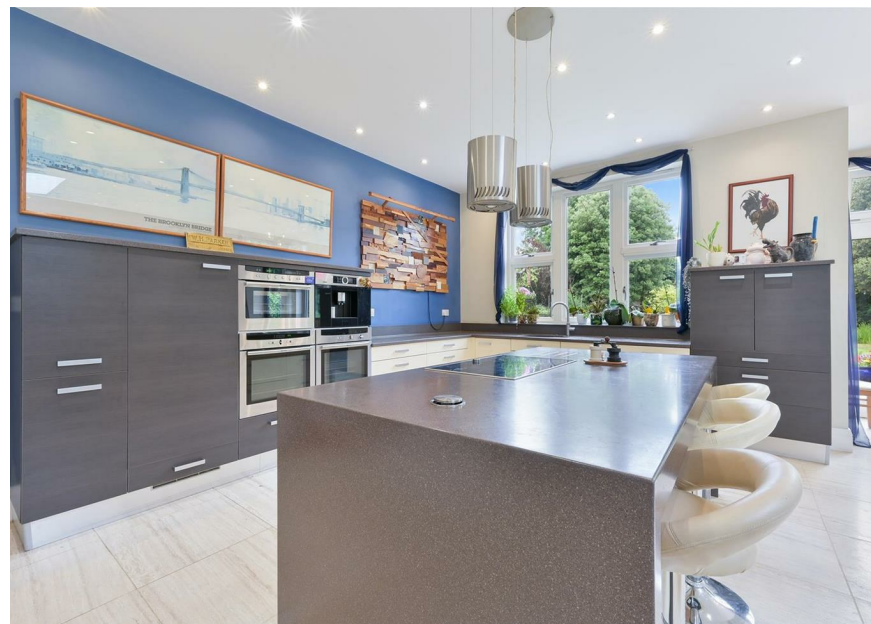
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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The house is ideally located for several excellent state and independent schools including Coombe Hill Infants and Junior School (outstanding Ofsted rating), Coombe Boys and Coombe Girls, Rokeby, Marymount International School, Holy Cross, Kingston Grammar and Tiffin Boys and Tiffin Girls. It's also convenient for both Kingston Town Centre and Wimbledon where there is an excellent selection of shops, boutiques, restaurants and theatres. Norbiton station with its fast service to London Waterloo is a short walk away. The combined 3200 acres of Wimbledon Common and Royal Richmond Park are also nearby.



Description

On the ground floor this well laid out house offers exceptional family and entertaining space: a spacious entrance hall; a superb kitchen/dining/family room with walk in pantry and bi-fold doors to the garden; formal reception room, again with bi-fold doors to the garden; family room; study; utility room; cloakroom and access to the double garage.

On the first floor is the magnificent principal bedroom suite complete with en-suite bath and shower room and a well fitted dressing room. There are 3 further bedrooms on this floor (one en-suite) and a family bathroom which is not only accessed from the landing, but also from a bedroom, making it en-suite. On the second floor are two very generous bedrooms and a shower room.

To the rear of the house is an entertaining terrace which leads onto the well stocked and attractive garden with large areas of lawn with shrub and flower borders. To the front of the house is ample off-street parking on the carriage driveway in addition to the double garage.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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.