

**41 Coombe Lane West,
Kingston Upon Thames, KT2 7EU**

**Offers In Excess Of £2,500,000
Freehold**

Coombe Haven is a spacious six bedroom detached family house with self-contained annexe, all accommodation being arranged over two floors, situated on the prestigious Coombe Estate, conveniently positioned for local shops and transport links.

- Five Bedrooms, Five Bathrooms
- Spacious Self-contained annexe with En-suite
- Sitting Room
- Family/Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Laundry Room
- Mature Landscaped Gardens
- Off-Street Parking
- Council Tax Band H

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

Location

Coombe Haven 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 theatre. The combined 3200 acres of Wimbledon Common and Royal Richmond Park are also nearby.

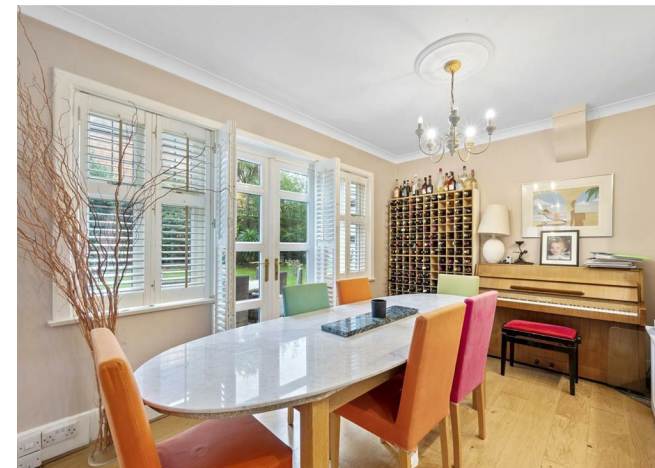


Description

The spacious and well-planned accommodation offers 2 reception rooms, kitchen/breakfast room, 5 bedrooms and 5 bathrooms, (four en-suite) self contained annexe with bedroom, en-suite bathroom and kitchen, all providing around 3687 sq ft 342.5 sq m of useable living space, arranged over two floors.



On the ground floor, the accommodation comprises: entrance hall; reception room; family/dining room; a kitchen/breakfast room, laundry room and guest cloakroom.

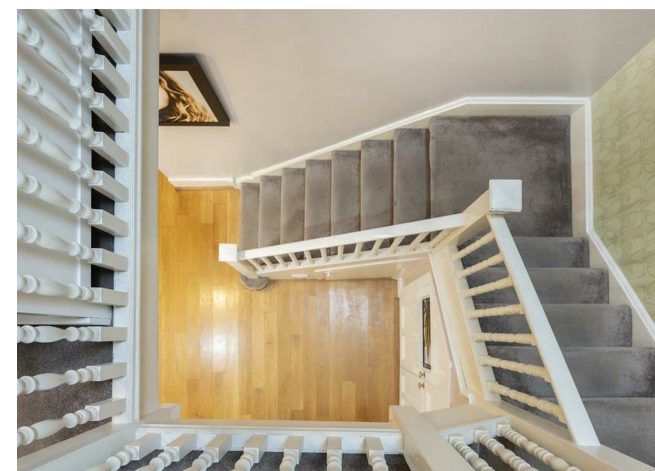


On the first floor there are 5 bedrooms, four of which are en-suite and a family bathroom.

To the front and side of the house is off-street parking for several cars and to the rear there is an entertaining terrace and a lawned garden with flower and shrub borders and a substantial garden store/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 | | | |
| | | 65 | 77 |
| 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.