

## COOMBE LANE WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2688 SQ FT- 249.70 SQ M  
(EXCLUDING GARAGE / EAVES STORAGE/STORAGE)  
GARAGE AREA : 201 SQ FT- 18.70 SQ M  
STORAGE AREA : 91 SQ FT- 8.50 SQ M  
EAVES AREA : 20 SQ FT- 1.90 SQ M  
TOTAL AREA : 3000 SQ FT- 278.8 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.

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.



**32 Coombe Lane West,  
Kingston Upon Thames, KT2 7BX**

**Guide Price £1,430,000 Freehold**

CHAIN FREE. A beautifully presented 6 bedroom semi-detached period house which has been recently renovated and extended to now provide an excellent family home.

- 6 bedroom semi-detached house
- Living room
- Open-plan kitchen/breakfast/family room with bi-fold doors
- Utility room
- Off-street parking
- Recently renovated and extended
- Dining room
- 2 bath/shower rooms
- Garden with additional storage
- Council Tax Band G

020 8016 9700

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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.



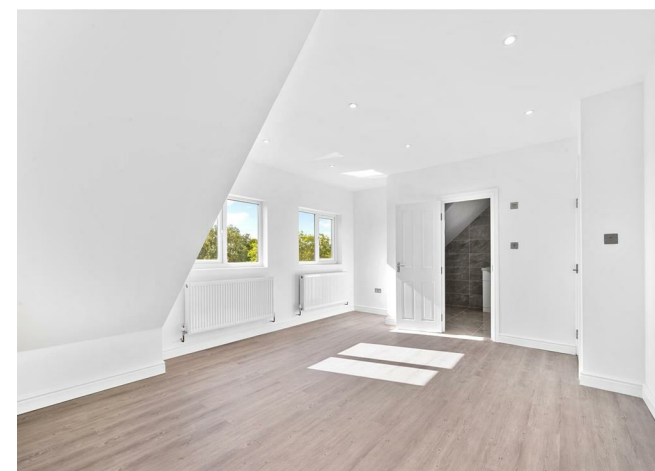
**Description**

The accommodation provides in excess of 3000sqft (including outbuilding) and is generously arranged over three floors, with wide corridors, high ceilings, and open-plan living to the rear, huge spacious bedrooms and lots of storage. The ground floor is ideal for family living and entertainment to include: a generous entrance hall, front reception room which leads into a dining room, large utility room, and impressive open plan kitchen/family room spanning 22.9ft x 17.2ft fitted with high quality appliances, and bi-folding doors that lead onto a beautifully landscaped southerly facing rear garden with outbuilding. There are also two downstairs cloakrooms. On the first floor there are four double bedrooms and a family bathroom, two of which have built in wardrobes. The remaining two bedrooms are on the top floor, one with an en-suite shower room and one with an en-suite cloakroom.

Externally the property has ample off-street parking to the front and there is a large secure storage unit/outbuilding at the rear of the impressive southerly facing garden at the rear.

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			
<b>England &amp; Wales</b>		74	83
	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.