

# Coombe End, Kingston upon Thames KT2











Royal Borough of Kingston upon Thames

The guide price is available upon request

Freehold



Offering over 4000 sq ft of living space spread over two storeys, this large modern family home offers superb family living space in a desirable private estate.

The house has been finished throughout with high-quality solid wood doors and imported marble flooring. On the ground floor, there is a family room, large formal reception space and kitchen/breakfast room with utility space. To the rear is a spacious and bright conservatory with double doors out to the west-facing garden. At the front is an integrated garage and guest cloakroom.

On the first floor are four bedrooms all with en suite bathrooms. Two of the bedrooms have walk-in dressing rooms.







There is a large loft space that could also be extended into to add additional space bedroom space (STPP).

At the front, there is a carriage driveway with parking for several vehicles.

At the rear is a large west facing garden with a self-contained studio, which would be perfect with an office or gym space.





# Location

Coombe End, part of the Coombe Estate, is a private crescent of houses around a central green. Within reach of central London, Heathrow and Gatwick airports via the A3 and M25 motorway, the location is superbly convenient. Coombe End is close to Coombe Hill Golf Club and Richmond Park, the largest of the capital's eight Royal Parks. The area offers a wide range of recreational activities including eight golf courses between Coombe, Wimbledon and Richmond, tennis and fitness at the Roehampton Club, David Lloyd Leisure Centre and the All England Club in Wimbledon, horse racing at Sandown, Ascot and Kempton Park, and quality theatre in Richmond and Wimbledon. There are excellent schools in the private and public sector close at hand.



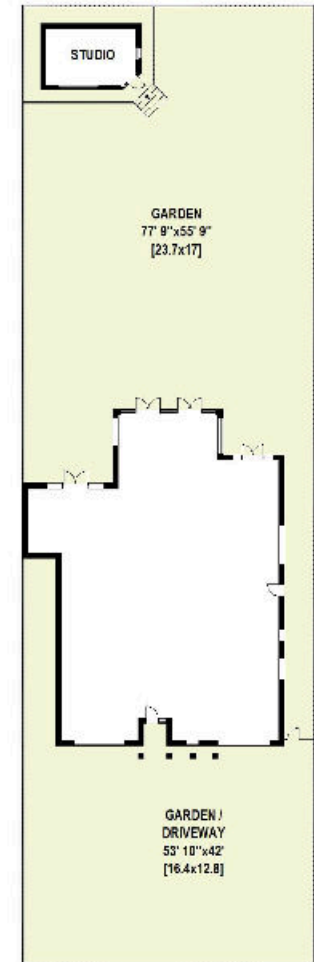
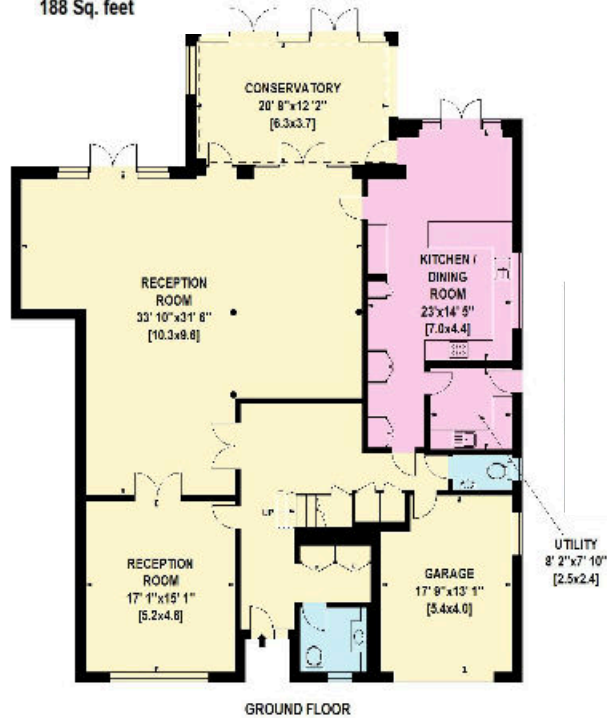


## COOMBE END, KT2

Approximate Gross Internal Area : 383.4 Sq. metres  
4127 Sq. feet

Including Garage : 20.4 Sq. metres  
220 Sq. feet

Excluding Studio : 17.5 Sq. metres  
188 Sq. feet



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