



Warren Road,  
Kingston upon Thames  
KT2





A beautifully presented detached family house located in the heart of Coombe on the very prestigious Warren Road.

The house has been recently refurbished throughout to create a well flowing, modern house flooded with natural light arranged over three floors.

The ground floor comprises a spacious entrance hallway, good size reception room, large modern kitchen/breakfast room, separate dining room, secondary kitchen/utility room and guest bedroom with en-suite bathroom.

Royal Borough of Kingston upon Thames

The guide price is available upon request

Freehold





The first floor offers four double bedrooms with walk-in wardrobes and en-suite bathrooms and three further rooms offering additional reception/bedroom space. On the second floor, there are two further double bedrooms with en-suite bathrooms and two more rooms.

To the rear of the property, there is a pretty private garden with a patio area and pond and ample off street parking to the front of the house.



*Warren Road is wonderfully located close to Wimbledon, Richmond, Richmond Park, Kingston upon Thames and the A3. The area offers a wide range of recreational activities including golf courses, tennis and fitness clubs, horse riding and theatres. There are numerous superb restaurants, boutiques and shops in every direction. In the Coombe/Wimbledon area there are some excellent schools in the private and public sector.*





**COOMBE END COTTAGE, WARREN ROAD  
KINGSTON –UPON-THAMES**

APPROXIMATE INTERNAL FLOOR AREA  
**7190 SQ.FT. / 667.6 SQ.M**  
PLUS GARAGE AND EAVES STORAGE 474 SQ.FT. / 44 SQ.M.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**We would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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