

Coombe Park, Kingston Upon Thames, **KT2**

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# Sarn, Coombe Park **KT2**

Located on the highly desirable Coombe Park private estate, only a stone's throw from Richmond Park, this large plot of almost 0.5 acres offers a buyer the opportunity to modernise or redevelop to create an ideal family house.

The existing house briefly comprises on the ground floor a large entrance hallway with large front reception room and dining room at the front of the house. There is a nice sized kitchen with side access and a downstairs bedroom.

To the rear is a separate annex with bedroom, kitchen and bathroom.

Upstairs there are four double bedrooms, one with an en suite bathroom and another with access to a balcony and a family bathroom.



**Guide price:** £3,250,000

**Tenure:** Freehold

**Local authority:** London Borough of Kingston Upon Thames

**Council tax band:** H

Externally the house has a substantial front garden with large driveway and parking for several cars. There are two integrated garages as well.

At the back is a large raised patio area with outdoor pool and extensive lawned areas to the rear and side.





## Subheading

This beautiful property is located in Coombe Park, a gated private cul de sac off Kingston Hill near Richmond Park offering excellent access to Central London via the A3. There are many excellent schools locally within Coombe Hill including Marymount International, Rokeby and Holy Cross as well as Coombe Hill school. Kingston upon Thames, situated on the river Thames is nearby as well as Wimbledon and Putney. Leisure facilities abound including Coombe Wood and Coombe Hill Golf clubs, riding stables and various tennis and Leisure clubs. There is easy access to both Heathrow and Gatwick airports via the A3/M25 networks.



**Coombe Park,  
Kingston Upon Thames, KT2**  
Approximate Gross Internal Area : 259.01 Sq. metres  
2787 Sq. feet

Key :  
CH - Ceiling Height



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