



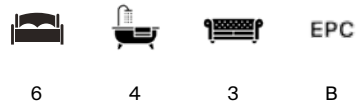
WARREN ROAD, COOMBE ESTATE

Kingston upon Thames, KT2



DETACHED FAMILY HOME IN THE HEART OF THE COOMBE ESTATE

An exceptional six bedroom detached family home for sale in the
heart of the Coombe Estate.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide price: £3,750,000



BEAUTIFULLY DESIGNED LIVING SPACES

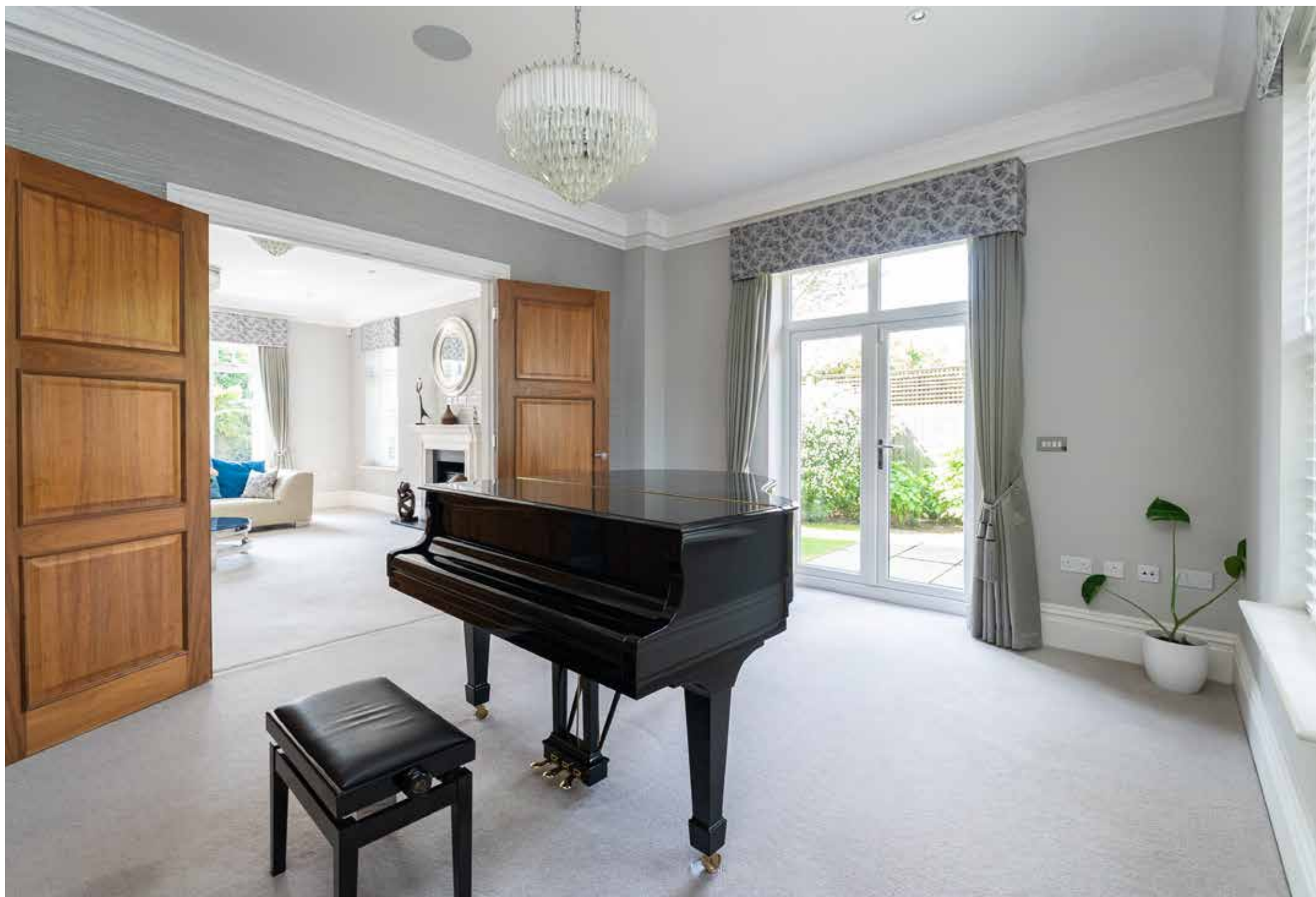
Set within a discreet gated enclave in the prestigious Coombe Estate, this impressive six-bedroom detached house offers beautifully designed living spaces only moments from the open spaces of Richmond Park.

A generous central entrance hall sets the tone for the elegant proportions and high ceilings found throughout. To the front, a formal dining room, sitting room and study offer versatile living and entertaining space, while to the rear, a large open-plan kitchen, breakfast and family room spans the width of the house. Full-height bi-folding glass doors lead out to the southwest-facing garden, creating a seamless connection between indoors and out. The bespoke kitchen is thoughtfully designed around a substantial central island and features integrated appliances and extensive storage.





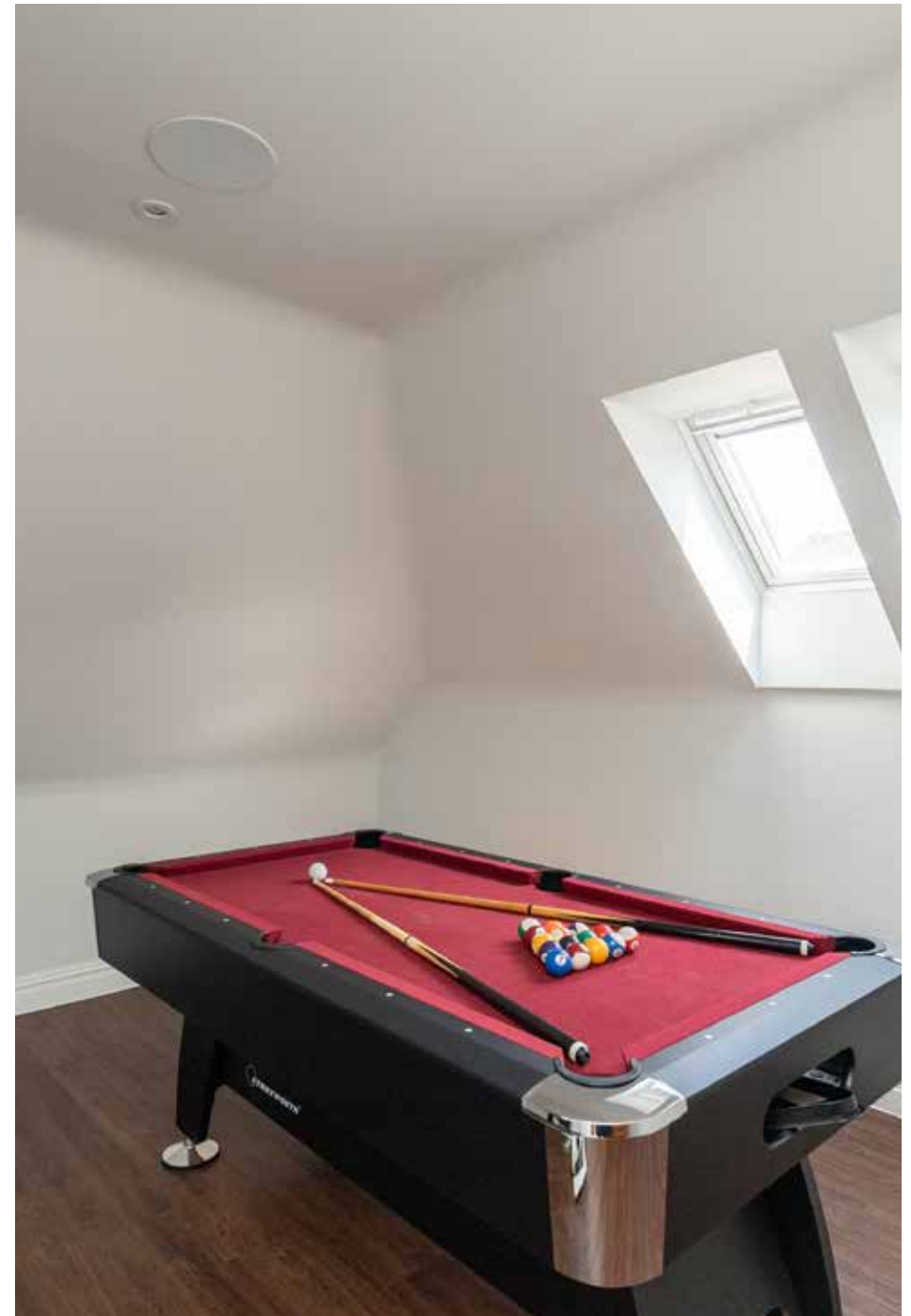




PRINCIPAL SUITE WITH DRESSING ROOM

Upstairs, the principal suite is a luxurious retreat, complete with a fully fitted dressing room and a sleek en suite bathroom with separate shower and Aquavision TV. Three further spacious bedrooms, a modern family bathroom and a dedicated laundry room complete the first floor.

On the top floor, there are two further double bedrooms — one currently used as a cinema room — which share a Jack-and-Jill shower room. A gym and ample eaves storage add further flexibility to this highly functional layout.







MODERN HOME OFFERING GENEROUS SPACE

The house is approached via a private driveway with off-street parking for several cars and a detached double garage with plant room. To the rear, a landscaped garden with mature borders and a generous paved terrace provides a perfect setting for outdoor dining and entertaining.

This beautifully finished modern home offers generous space, privacy and refinement in one of South West London's most desirable addresses — a rare opportunity to enjoy contemporary family living in a peaceful and secure setting.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.





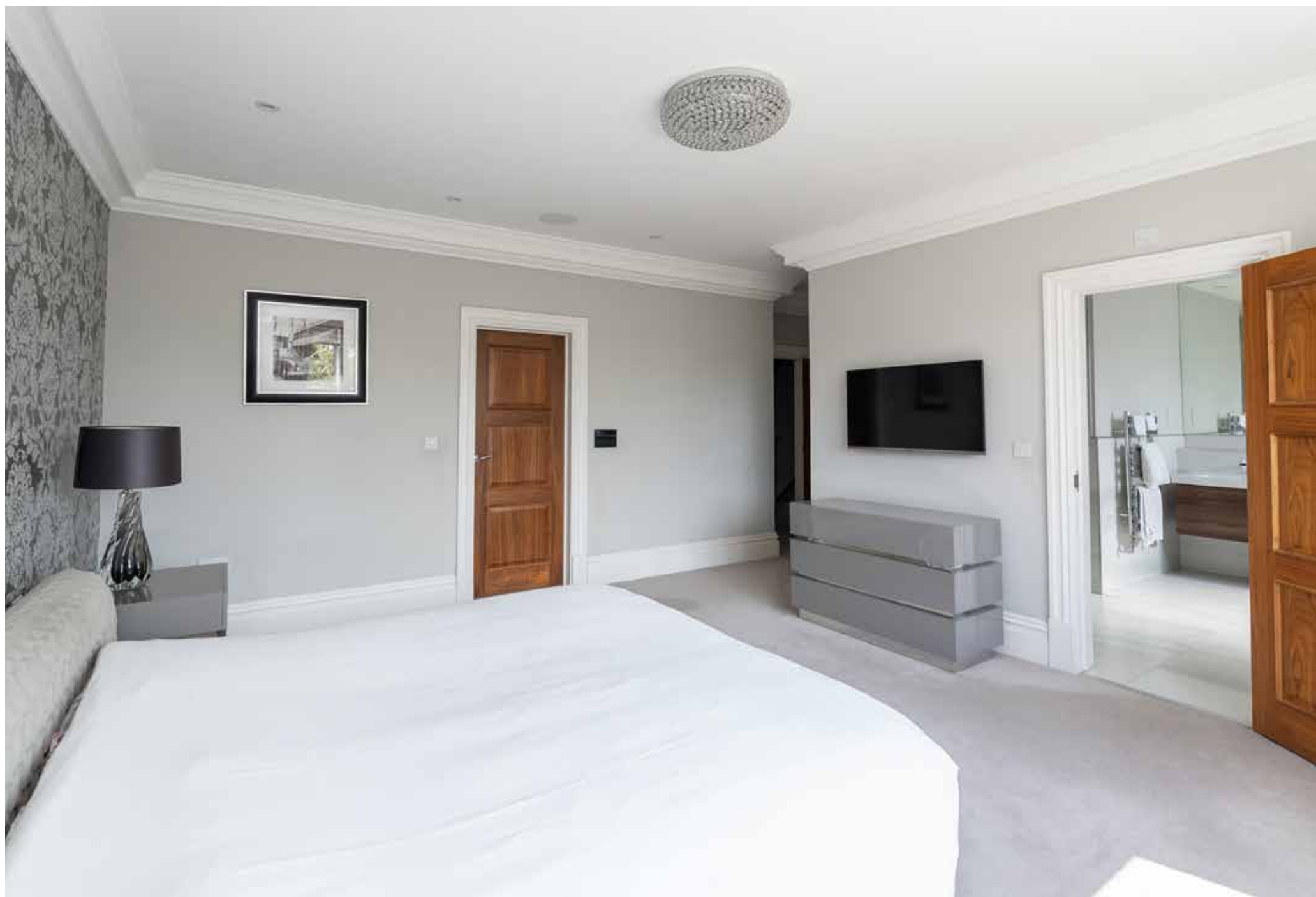
TRANSPORT LINKS AND LOCATION

This beautiful property is ideally positioned between Wimbledon, Richmond Park and Kingston, offering excellent access to Central London and London Heathrow & London Gatwick airports via the A3/M25 road network.

Coombe and Wimbledon are renowned for their commitment to educational excellence. The area boasts a world-class reputation for its schools with Marymount International, Rokeby and Holy Cross all in Coombe and Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making the area a hub for academic achievement and intellectual growth.

Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes).









(Including Garage)
Approximate Gross Internal Area = 391.96 sq m / 4,219 sq ft

This plan is for layout guidance only. 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. (ID767266)

We would be delighted
to tell you more.

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