GROVES
Your key to a happy home

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Warbank Lane Kingston Upon Thames KT2

- **Extremely Spacious Four/Five Bedroom Detached House**
- **Huge Living Space Ideal for Entertaining**
- **Off Street Parking and Garage**
- **Easy to Maintain Garden**
- **Close to Excellent Schools & Good Transport Links**
- **Conveniently located between New Malden and Raynes Park**

Price £1,100,000

Situated in a tree-lined cul de sac is this well maintained, remarkably spacious modern detached family home that offers a versatile layout over three floors, perfect for families and those working from home although it still offers scope to amend the layout if desired. Off street parking to the front of the property and an easy to maintain garden to the rear add to its appeal. The ground floor has a huge reception room created by the present owners to provide a great entertainment space, a modern fully fitted kitchen, a playroom/snug, W.C and integrated garage. On the first floor there is a master bedroom with walk-in dressing room area and en suite bathroom, a further double bedroom, bedroom/study and family bathroom. On the second floor there are a further two double bedrooms and shower room. The property is conveniently located for the ever popular Coombe Hill Infant and Junior School, numerous private schools on Coombe Hill. In addition there is easy access to Wimbledon Common, local shops and excellent transport links both into London and out to the M25 and beyond. Conveniently located between New Malden and Raynes Park. EPC rating C. Council Tax Band G

The Property Ombudsman LETTINGS
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The Property Ombudsman

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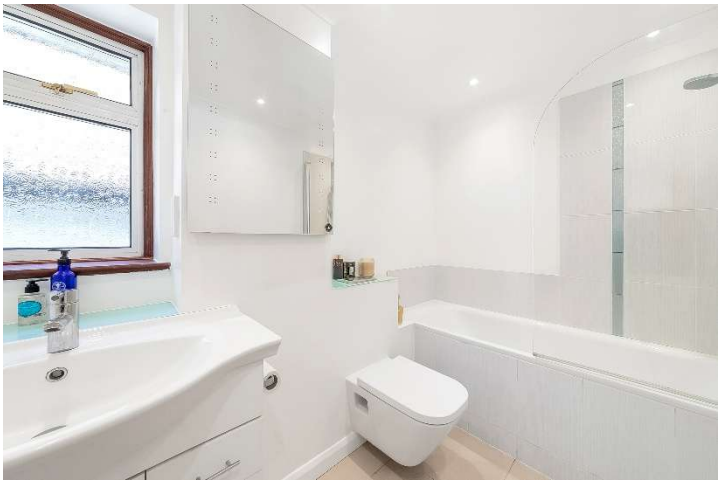

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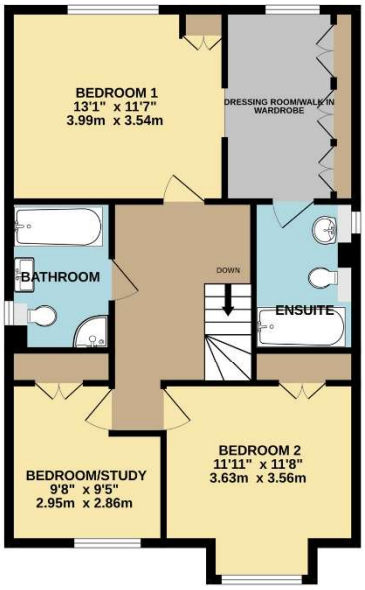
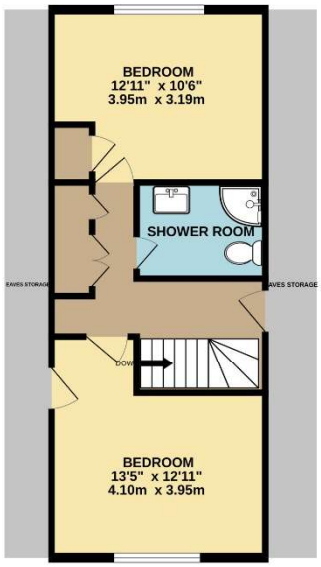
GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



2ND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 2300 sq.ft. (213.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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