



## BROOK GARDENS

Kingston Upon Thames, KT2





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A beautifully presented seven bedroom detached family home for sale with wonderful gardens and an integral garage, well located in a popular Coombe cul-de-sac.



Local Authority: Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £2,750,000



## THE PROPERTY

This detached family home is located in the sought-after Coombe area, offering generous living and entertaining space over three floors. The central entrance hall opens to a bright double reception room with views of the landscaped garden. Adjacent is a formal dining room leading to a large kitchen with an adjoining utility room. A family or garden room flows from the kitchen, with three sets of double doors opening to a paved terrace for seamless indoor/outdoor living. The ground floor also includes a guest cloakroom and an integral garage with an electric vehicle charging point. On the first floor, the principal bedroom suite features fitted wardrobes, window seats with garden views, and an en-suite bathroom, along with a dressing room/study. There's also a guest bedroom with an en-suite shower room, two more double bedrooms, one with an adjacent dressing room/study, and a family bathroom with both a bathtub and separate shower. The top floor offers another spacious double bedroom, and a bathroom.









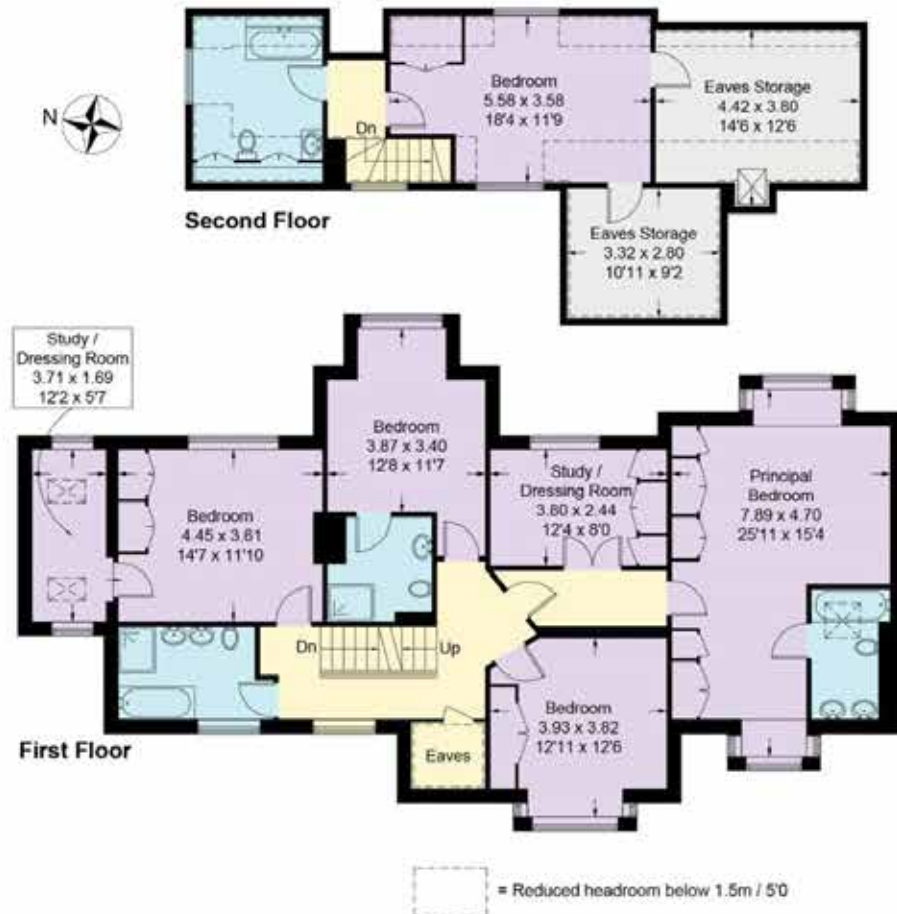






**Ground Floor**

Approximate Gross Internal Area = 325.3 sq m / 3501 sq ft (Including Garage)  
 Eaves Storage = 26.7 sq m / 287 sq ft  
 Total = 352 sq m / 3788 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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