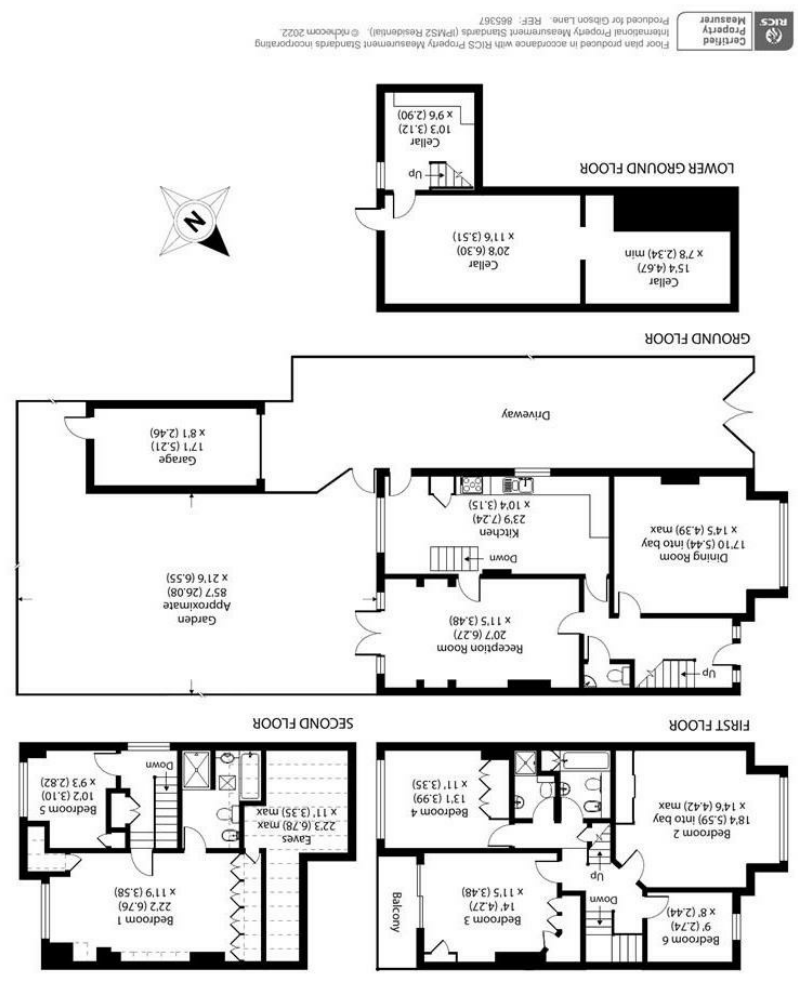


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



Denotes restricted head height
 Approximate Area = 2617 sq ft / 243.1 sq m
 Including Limited Use Area(s) = 230 sq ft / 21.4 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 2987 sq ft / 277.5 sq m
 For identification only - Not to scale

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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Coombe Lane West
 Kingston Upon Thames KT2 7BY



Guide Price £1,500,000

- Edwardian Semi Detached House
- Six Bedrooms | Three Bathrooms
- Incredible 85ft South Facing Garden
- Ample Off Street Parking
- Well Presented Internally
- Scope for Further Expansion (STNC)
- Large Garage / Outbuilding
- Cellar
- EPC Rating - E
- Council Tax Band - G

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An elegant halls adjoining semi detached Edwardian residence with generous accommodation approaching 3000 sq ft (including garage), with tremendous scope to expand further (STNC). This lovely home has been modernised and refurbished over the years and is now presented as a naturally arranged, stylish and sophisticated family home, maintaining many character features.

The emphasis over the ground floor is on family life and entertaining, with large windows which help to make the property incredibly light throughout and reception space being in abundance, with stunning dining room to the front, modern kitchen with access to the cellar to the back and another impressive reception room with full height double doors opening onto the stunning 85ft landscaped south facing rear garden with its raised decked sitting area and garage.

The first and second floors provide a well-balanced arrangement with spacious bedrooms and modern bath/shower room suites. To the front of the property there is the distinct advantage of off-street parking for several cars.

This Edwardian gem combines period charm with the practicality required for contemporary living. With its generous living space, impressive rear garden, ample parking and prime location, this property is a rare find in Kingston Upon Thames. Do not miss the opportunity to make this house your home.

Situation

The property is ideally located in this sought after Coombeside position between Kingston town centre and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station giving direct access into Waterloo is just half a mile away and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

