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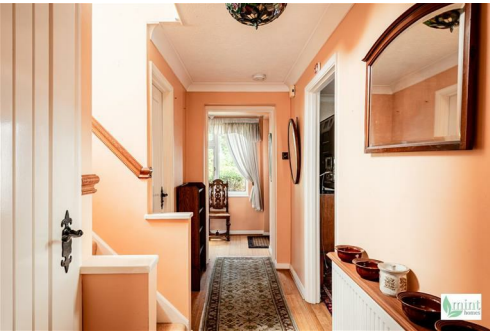
40 Coombe Drive

£599,950

Flexible. Welcoming. Ready to grow.

Some homes immediately feel like they can evolve with you - offering comfort today and possibilities for tomorrow. This home is one of them.

- Quietly positioned on one of Row Town’s leafy residential roads, moments from green open spaces, village amenities and excellent road links
- Detached three bedroom family home offering flexible living and exciting scope to personalise
- Bright lounge/diner connecting beautifully with the conservatory, creating a sociable flow for everyday living
- Well proportioned kitchen with solid timber cabinetry and lovely garden views
- Thoughtfully converted garage providing two additional rooms - ideal for guests, home working or adaptable family living
- Three generous double bedrooms upstairs, complemented by a modern family bathroom
- Private rear garden mainly laid to lawn, offering a peaceful retreat with space for outdoor dining and play
- Driveway parking to the front, together with excellent access to local schools, shops and Walton Leigh Recreation Park
- No onward chain / EPC Rating: D / Council Tax Band: E

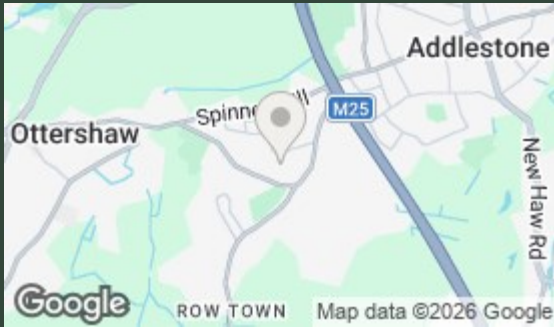


Local Authority
Runnymede

Council Tax Band
E

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements