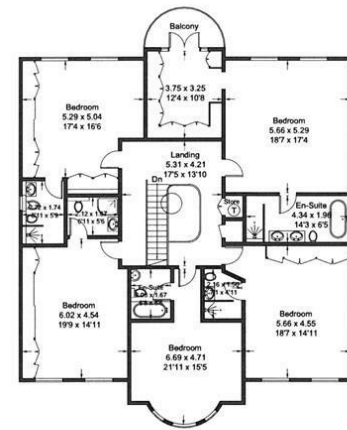
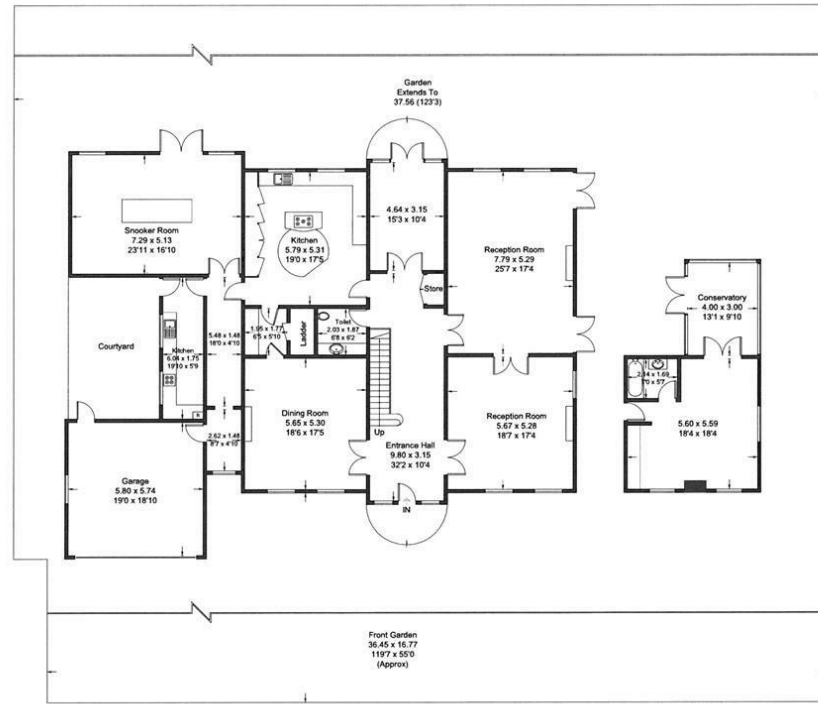


Coombe Lane West, Kingston Upon Thames, KT2 7DD

£4,100,000 Freehold

### Coombe Road West

Approximate Gross Internal Area = 497.7 sq m / 5357 sq ft  
Outbuilding = 44.0 sq m / 474 sq ft  
Total = 541.7 sq m / 5831 sq ft  
Approximate Garden Area = 2547.7 sq m / 27423 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID859209)



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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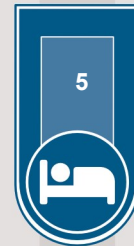
& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The house is located off Coombe Lane West, offering access to Norbiton and Raynes Park Mainline stations and the A3. There are two golf clubs in Coombe Hill and Richmond Park is nearby. There are three excellent private schools in Coombe Hill as well as being close to the many schools in Wimbledon.



THE PROPERTY

On the ground floor the main reception spaces are accessed off the large double height hallway. There are three spacious reception rooms, a smaller family/tv room and separate WC. Additionally there is a modern high specification kitchen with walk-in larder. Off the kitchen is a spacious family room, currently used as a snooker room, secondary prep-kitchen and utility room.

Upstairs on the first floor there are four double bedroom suites with built-in storage and en suite bath/shower rooms. The main principal bedroom also benefits from a large en suite bathroom with separate walk-in shower and fully-fitted walk-in wardrobe.

To the side of the house is a detached annex with en suite bathroom and conservatory. There is also a double garage with electric doors. Externally, at the front, the house benefits from secure gated off street parking for multiple vehicles. At the rear is a large south-facing garden with the total plot extending to circa 0.65 acres.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	