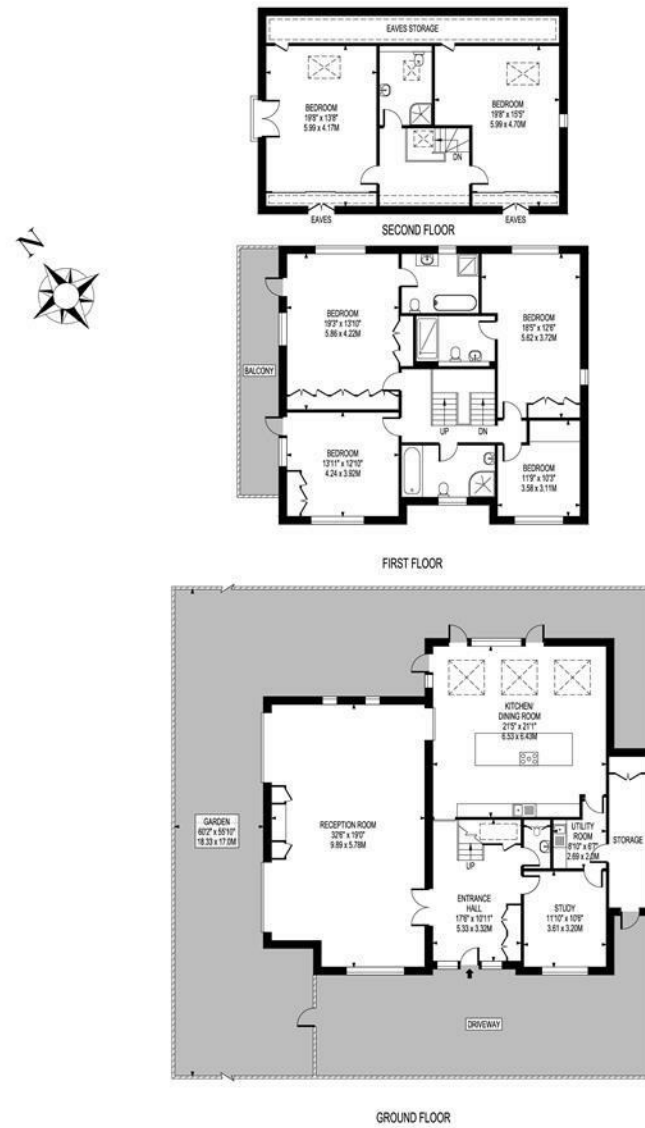


## WINCHESTER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3562 SQ FT- 330.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.

Winchester Close, Coombe, Kingston Upon Thames, KT2 7JJ

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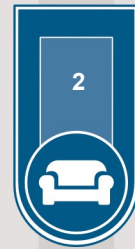
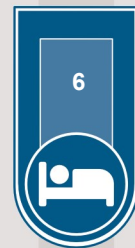
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THE LOCATION

Kingston and Wimbledon town centres with their excellent shopping facilities are both within easy reach as is the A3 trunk road offering fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. British Rail train stations at Norbiton and Kingston provide frequent services to Waterloo and Vauxhall with underground links to points throughout the City; the nearest tube stations are Wimbledon and Putney.

The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. The pedestrian access into Richmond Park which is an area of outstanding beauty provides a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Richmond and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants. There are also numerous schools for all ages in the public, state and international sectors.



THE PROPERTY

Ideally located on a private road off Kingston Hill, this stunning family home comprises approximately 3562 Sq Ft across three floors with living accommodation with direct access to private garden and off street parking for several cars.

When entering the property you are immediately greeted by a large entrance hall with plenty of storage, you then have a large triple aspect reception room with direct access to the garden, modern fitted kitchen / dining room and utility room. Additionally there is a study, downstairs WC and storage room with integral and external access.

The first floor occupies the principle bedroom with en suite and a balcony with views over the garden, two further bedrooms (one with a balcony), two further bathrooms (one en suite) and a dressing / bed room. Upstairs you then have two further bedrooms with a bathroom and connecting eave storage.

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.

