

COOMBE LANE WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA : 4137 SQ FT- 384.30 SQ M

(EXCLUDING GARAGE)

GARAGE AREA : 391 SQ FT- 36.40 SQ M

TOTAL AREA : 4528 SQ FT- 420.70 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.

Coombe Lane West, Kingston Upon Thames, KT2 7BX

Guide Price £2,800,000 Freehold



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for
Sale

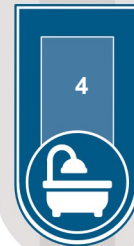
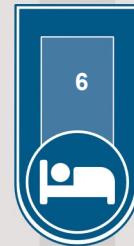
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THE LOCATION

The house is ideally located for several excellent state and independent schools including Coombe Hill Infants and Junior School (outstanding Ofsted rating), Coombe Boys and Coombe Girls, Rokeby, Marymount International School, Holy Cross, Kingston Grammar and Tiffin Boys and Tiffin Girls. It's also convenient for both Kingston Town Centre and Wimbledon where there is an excellent selection of shops, boutiques, restaurants and theatres. Norbiton station with its fast service to London Waterloo is a short walk away. The combined 3200 acres of Wimbledon Common and Royal Richmond Park are also nearby.



THE PROPERTY

On the ground floor this well laid out house offers exceptional family and entertaining space: a spacious entrance hall; a superb kitchen/dining/family room with walk in pantry and bi-fold doors to the garden; formal reception room, again with bi-fold doors to the garden; family room; study; utility room; cloakroom and access to the double garage.

On the first floor is the magnificent principal bedroom suite complete with en-suite bath and shower room and a well fitted dressing room. There are 3 further bedrooms on this floor (one en-suite) and a family bathroom which is not only accessed from the landing, but also from a bedroom, making it en-suite. On the second floor are two very generous bedrooms and a shower room.

To the rear of the house is an entertaining terrace which leads onto the well stocked and attractive garden with large areas of lawn with shrub and flower borders. To the front of the house is ample off-street parking on the carriage driveway in addition to the double garage.

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	72	79
	EU Directive 2002/91/EC	

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