HIGH DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1644 SQ FT - 152.70 SQ M
(EXCLUDING GARAGE & STORAGE)
GARAGE AREA : 133 SQ FT - 12.40 SQ M
STORAGE AREA : 29 SQ FT - 2.70 SQ M
TOTAL AREA : 1806 SQ FT - 167.80 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.

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Guide Price £1,250,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

High Drive is a very popular residential road that runs between Coombe Lane West and Clarence Avenue. There are several schools of note in the area in both the private and state sectors, excellent shopping facilities in both Kingston and New Malden town centres and accessible transport links.

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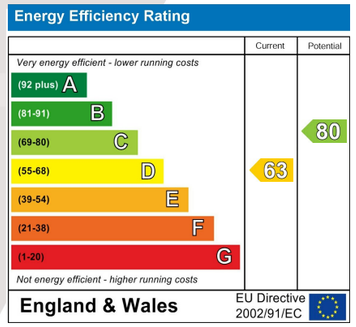
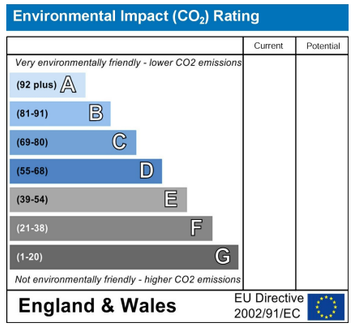
THE PROPERTY

This beautifully presented house, in an ideal location being close to excellent schools, is an appealing 4 bedroom 'Berg' built detached house that has been thoughtfully extended providing 1,806 ft2 of accommodation with a delightful garden. On the ground floor the house comprises: entrance hall; living room; dining room; family room (each of these 3 reception rooms have interconnecting double doors); kitchen; and a cloakroom. On the first floor are four bedrooms, a family bath and shower room and another shower room that is "Jack and Jill" with two of the bedrooms.

To the front of the house is off-street parking in front of the single garage. To the rear of the house is a delightful garden with a large entertaining terrace and a large area of grass that is bordered by mature trees and shrubs.





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.