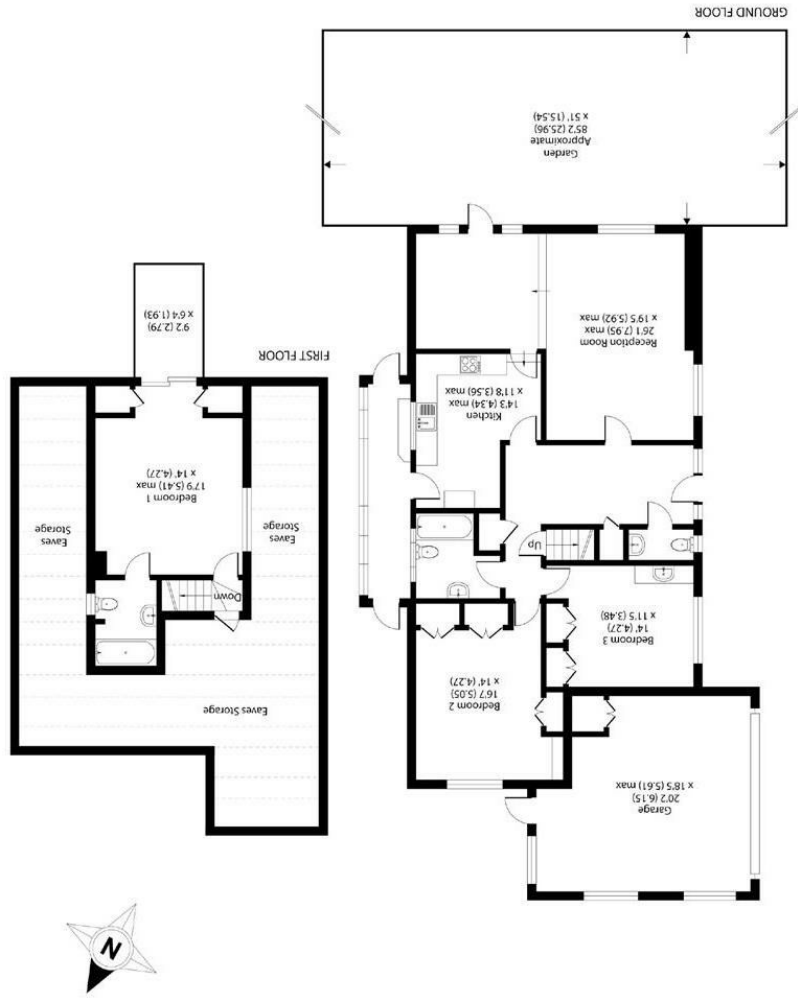
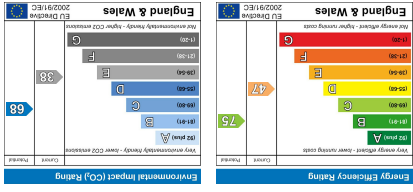


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

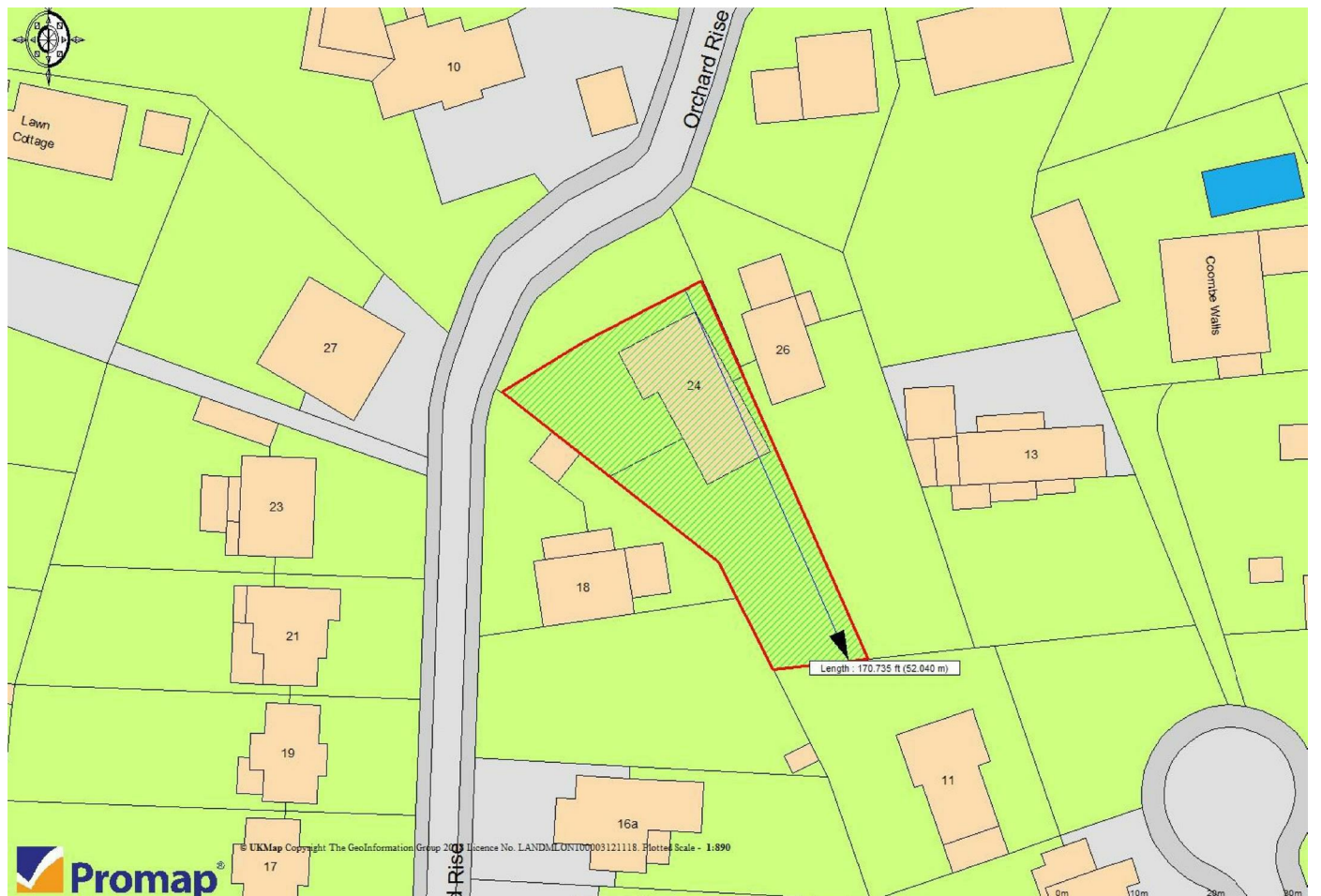


APPROX. GROSS INTERNAL FLOOR AREA 1990 SQ FT 185 SQ METRES  
 (EXCLUDES RESTRICTED HEAD HEIGHT)

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



Orchard Rise  
 Kingston Upon Thames KT2 7EY



## Orchard Rise

Kingston Upon Thames KT2 7EY

Guide Price £1,250,000

This is a fantastic redevelopment opportunity to acquire a three bedroom detached chalet occupying a bold plot of approximately 0.2 of an acre, situated in an idyllic location on a private road in the sought after Coombe Estate in Kingston upon Thames.

### Description

A BUYER INTRODUCED BY GIBSON LANE HAS SUCCESSFULLY EXCHANGED CONTRACTS ON THIS PROPERTY IN EXCESS OF THE ASKING PRICE. PLEASE CONTACT US IF YOU HAVE A SIMILAR PROPERTY TO SELL.

### Situation

Orchard Rise is private road on the prestigious Coombe Estate, this property is in an idyllic position forming part of an enclave of just four houses accessed through an entrance at the top of the road. This sought after location is ideally positioned between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station which gives direct access into London Waterloo is close by and the A3, which serves both London & the M25, is easily accessible by car. The standard of schooling in Kingston is excellent within both the private and state sectors.

These include; Coombe Hill, Tiffin Boys, Tiffin Girls, Kingston Grammar. The prestigious Rokeby and Marymount international schools on George Road are some 500 yards away and can be easily accessed via a walkway at the side of the property which leads to the Drive The area also has an abundance of leisure facilities to include tennis clubs, riding schools, private & public health clubs and there are 3 golf courses within minutes of the property (Malden, Coombe Wood and the prestigious Coombe Hill)

**Tenure:** Freehold  
**Local Authority:** Kingston upon Thames

