



Coombe Lane West
Kingston upon Thames KT2 7BX

Approximate Gross Internal Area 1864 sq ft - 174 sq m
(Excluding Garage)
Approximate Gross Internal Area 2077 sq ft - 194 sq m
(Including Garage)
Ground Floor Area 954 sq ft - 89 sq m
First Floor Area 910 sq ft - 85 sq m
Garage Area 213 sq ft - 20 sq m



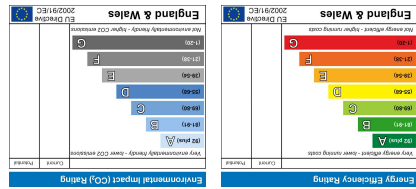
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress.



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.





Guide Price £1,250,000

- Sold With No Onward Chain
- Generous Accommodation in excess of 2000sqft
- Five Bedrooms
- Southerly Aspect 72ft Rear Garden
- Garage
- Enormous Scope to Expand & Modernise (STNC)
- Superb Location
- Moments from Excellent Schools
- Close to Train Station
- EPC Rating - TBC

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An exceptional opportunity to acquire a characterful period home on Coombe Lane West, one of Kingston upon Thames' most prestigious and highly sought-after addresses.

Rich in period character and charm throughout, this distinguished five-bedroom semi-detached residence offers approximately 2,077sqft (Inc. garage) of generously proportioned accommodation, together with outstanding scope for modernisation and substantial expansion, subject to the necessary consents.

Upon entering you are greeted by a welcoming hallway, a large dining room on the left with bay window, to the rear is a generous living room overlooking the garden and an open plan kitchen/breakfast room. Upstairs provides five well-proportioned bedrooms, with three of these being incredibly spacious, and a family bathroom, plus separate WC. Externally there is an impressive Southerly aspect rear garden spanning over 70ft deep complete with substantial garage.

For buyers seeking to create a truly exceptional home, the considerable potential to extend and reconfigure is a compelling feature. This is an opportunity to shape a substantial residence around your own vision, in an address whose prestige adds further distinction.

A home of charm, stature and remarkable potential, this Coombe Lane West residence deserves to be experienced in person. Viewing is highly recommended to appreciate both its existing character and the possibilities it presents. Sold with no onward chain.

Situation

The property is ideally located in this sought after Coombe side position between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques and restaurants. 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 within Kingston & Coombe is excellent within both the private and state sectors. These include; Coombe Hill, Tiffin Boys, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.

