Coombe Road

Kingston upon Thames KT2 7AX

Approximate Area = 1661 sq ft / 154.3 sq m
Garage = 259 sq ft / 24.1 sq m
Total = 1920 sq ft / 178.4 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1173807

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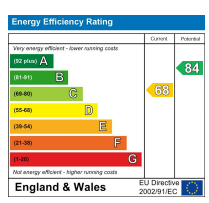

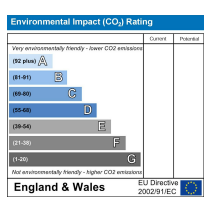

Important Information

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.

The Property Ombudsman
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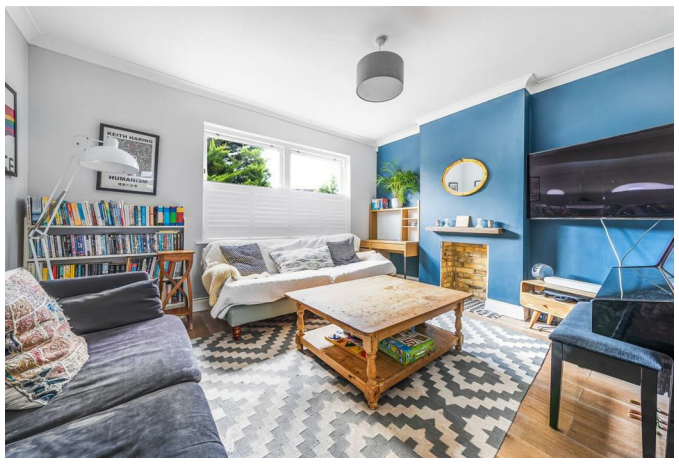


Guide Price £965,000

- Victorian Semi Detached House
- Four Double Bedrooms
- Immaculately Presented Internally
- Garage and Rear Parking
- Accommodation in excess of 1900sqft Inc Garage
- Downstairs WC
- Utility Room
- Stunning open plan Kitchen/Diner
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

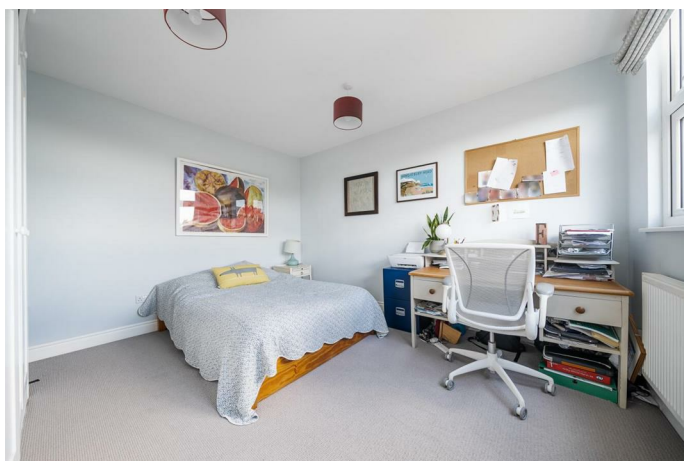
* Local Authority: Kingston upon Thames

Description

An attractive Victorian semi detached family home set back from Coombe Road with accommodation in excess of 1900 sq ft arranged over three floors.

This wonderful home has been extended over recent years and perfectly blends contemporary style with Victorian charm. The ground floor works perfectly for family life and entertaining incorporating generous entrance hall with downstairs WC and storage cupboard, a front reception room with large window and feature fireplace, stunning open plan kitchen/family room with underfloor heating and patio doors leading directly onto a delightful rear garden with garage, rear access and parking off Manorgate Road.

To the upper floors there are two double bedrooms, modern family bathroom and en suite shower to master, both bathrooms have been exquisitely finished with under floor heating in both. There are two additional double bedrooms in the loft with Jack and Jill WC and basin.

Situation

Coombe Road is a sought after residential street conveniently located within close proximity to Richmond Park and moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.