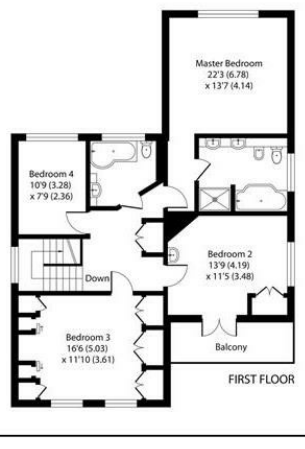
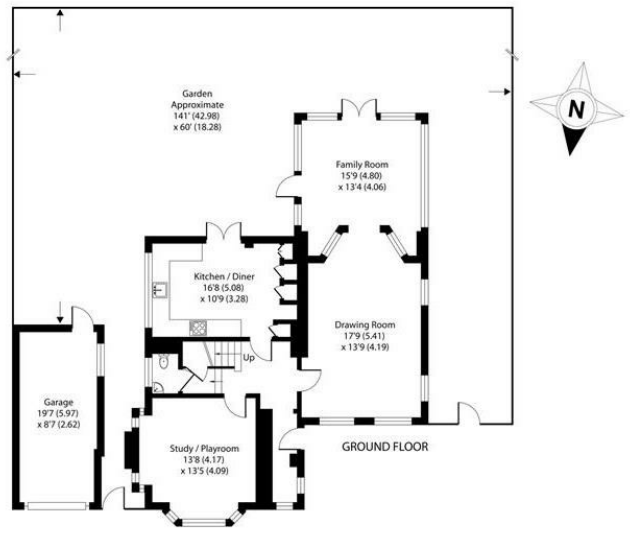
2 Coombe Lane West

Kingston Upon Thames KT2 7BX

Approximate Area = 1974 sq ft / 183.4 sq m (excludes garage)

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 594390

gibson lane

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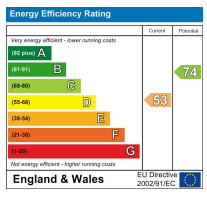

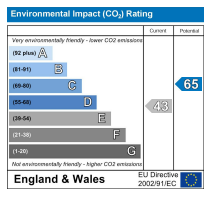

Important Information

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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Coombe Lane West

Kingston Upon Thames KT2 7BX

Asking Price £1,750,000

An attractive four bedroom two bathroom detached residence, occupying this bold south facing plot measuring 140ft x 60ft with ample parking in this premium location moments from Norbiton village and station.

Description

An attractive detached residence with accommodation approaching 2,000 sq ft, occupying this bold south facing plot measuring 140 ft x 60 ft with ample parking in this premium location, moments from Norbiton village and station. Internally the property is presented to a high standard and offers balanced accommodation throughout, combining a contemporary style of living whilst retaining a wealth of characterful period features. The ground floor footprint consists of a wonderful entrance leading onto a stunning study/playroom with feature fireplace, downstairs WC, modern eat in kitchen with under floor heating and patio doors opening directly out onto a large south facing garden. In addition to this there is an exquisite drawing room and family room with another set of patio doors. To the upper floor there is an impressive master suite, bedroom two has a balcony overlooking the front aspect and there are two further double bedrooms and family bathroom. Externally there is off street parking for several cars and separate garage. This impressive plot also has huge extension potential for a double storey side extension (STNC) which could create a stunning family home with accommodation over 3000sqft!

Situation

The property is ideally located in this sought after Coombeside 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.

Tenure: Freehold
Local Authority: Kingston Upon Thames