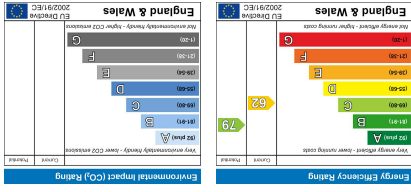


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

**Important Information**



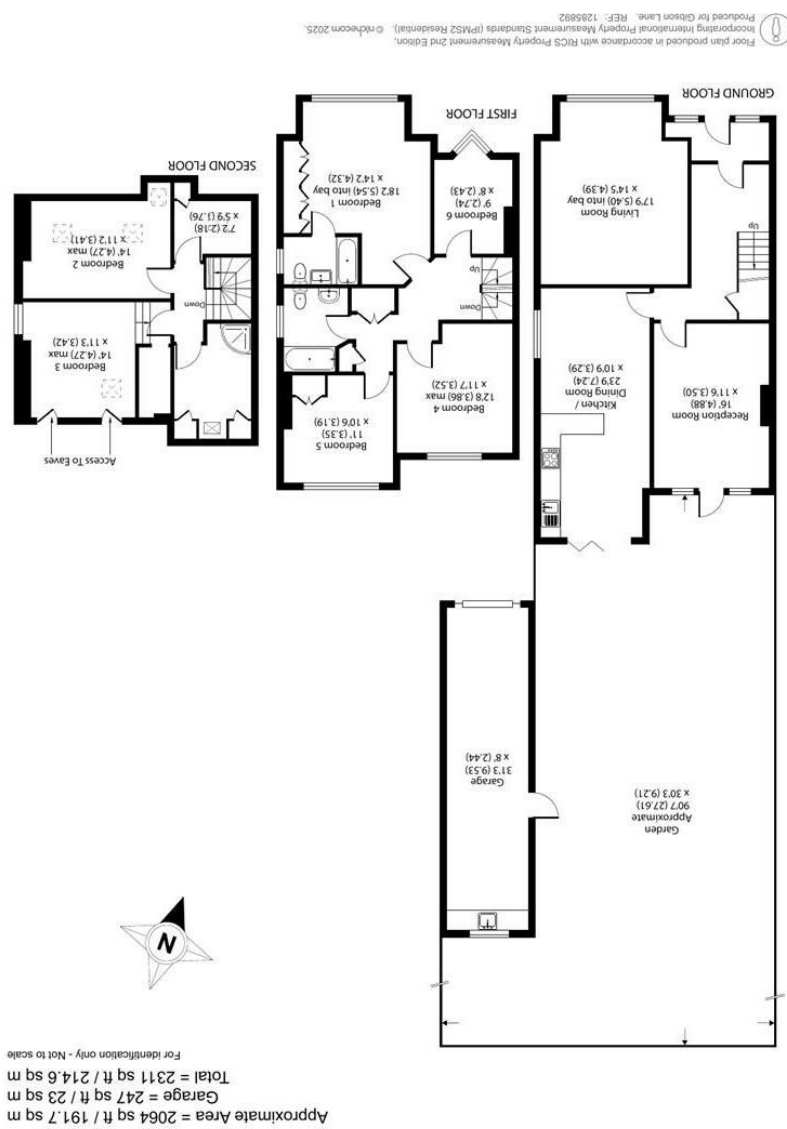
**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress.

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**Coombe Lane West**  
 Kingston Upon Thames KT2 7BY



## Guide Price £1,500,000

- Sold with No Onward Chain
- Impressive Halls-Adjoining Semi-Detached Home
- Six Bedrooms | Three Bathrooms
- Incredible Southerly Aspect Rear Garden
- Generous Accommodation Approaching 2500sqft (Inc Garage)

- Fantastic Potential to Expand Further (STNC)
- Ample Off Street Parking
- Large Garage
- Extremely Sought After Location
- EPC Rating - C

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

This incredibly spacious halls-adjoining semi-detached house presents an exceptional opportunity for families seeking a comfortable and versatile living space. Boasting generous accommodation approaching 2500sqft (including garage), this lovely home offers six well-proportioned bedrooms and three bathrooms, perfect for those who require ample room for family life or wish to accommodate guests.

This wonderful home features two inviting reception rooms, providing a lovely setting for both relaxation and entertaining. The layout is designed to offer flexibility, allowing you to create the ideal environment for your lifestyle. There is also tremendous potential to extend the property further tailoring the home to your specific needs. (Subject to necessary consents).

One of the standout features of this property is the fantastic southerly aspect rear garden, which offers a serene outdoor space spanning an impressive 91ft deep.

There is off-street parking available to the front for multiple vehicles, a valuable asset in this sought-after location. The combination of space, potential, and outdoor enjoyment makes this semi-detached house a remarkable opportunity.



### Situation

The property is ideally located in this sought after Coombeside position between Kingston town centre and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station giving direct access into Waterloo is just half a mile away and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

