

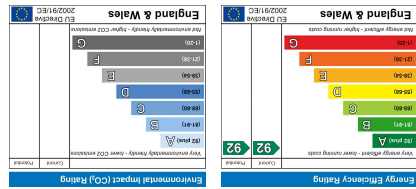


Coombe Lane West

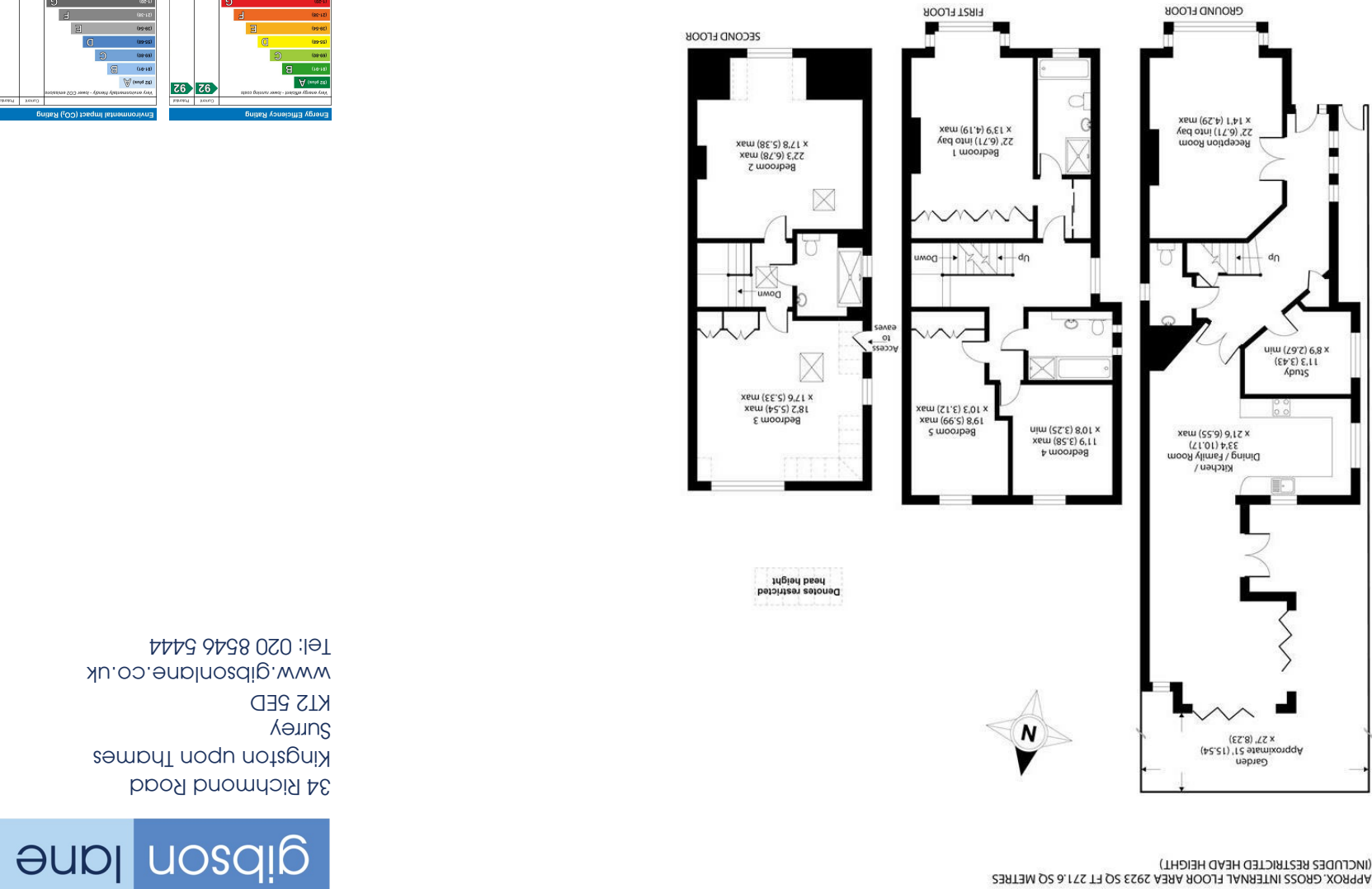
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All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and 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 2923 SQ FT 271.6 SQ METRES
(INCLUDES RESTRICTED HEAD HEIGHT)



Guide Price £1,850,000

- Semi Detached Family Residence
 - Built In 2015
 - Generous Accommodation Approaching 3000sqft
 - Five Impressive Double Bedrooms | Three Luxurious Bathrooms
 - Beautifully Designed and Finished Internally

* Tenure: Freehold
- Open Plan Kitchen/ Dining / Family Room
 - Incredible Master Suite with Walk in Wardrobe & En-Suite
 - Off Street Parking For Two Cars
 - Prestigious Location
 - EPC Rating - A

* Local Authority: Kingston upon Thames

Description

An impressive newly built semi-detached family home offering a perfect blend of modern living and elegant design with generous accommodation approaching 3,000 sqft arranged over three floors, situated within this prestigious area.

Constructed in 2015, the property has been finished to the highest of standards featuring the latest energy saving systems to help reduce running costs whilst ensuring a luxurious and comfortable lifestyle for its owners.

Upon entering, you are greeted by a welcoming entrance hall, a spacious front reception room with large bay window, home office and ground floor WC. The heart of the home is undoubtedly the stunning 33' kitchen/dining/family room with bi-folding doors on two sides, designed to be both functional and stylish. This area is perfect for family gatherings or hosting friends, providing ample space for relaxation and entertaining.

The first floor contains an unbelievable principle suite with walk in wardrobes, large bay window and luxurious en-suite bathroom with separate bath and shower. This impressive bedroom spans 22ft providing ample room. Additionally there are two further double bedrooms and another lavish bathroom. The top floor offers another two incredible bedrooms and magnificent shower room.

Externally the house boasts a 51' rear garden and benefits from ample off-street parking, a valuable asset in this sought-after location. The combination of contemporary design and practical features makes this property an ideal choice for buyers. Call us now to arrange your viewing!

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.

