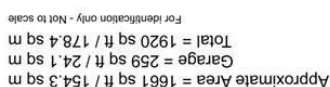




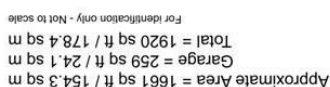
Approximate Area = 1661 sq ft / 154.3 sq m
Garage = 259 sq ft / 24.1 sq m
Total = 1920 sq ft / 178.4 sq m

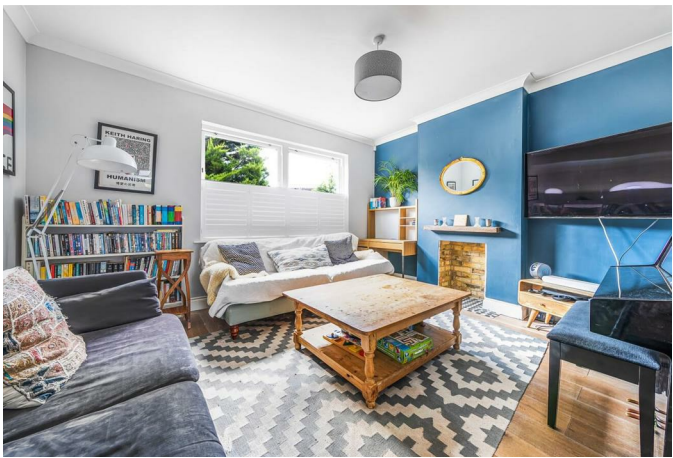
For identification only - Not to scale



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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.

