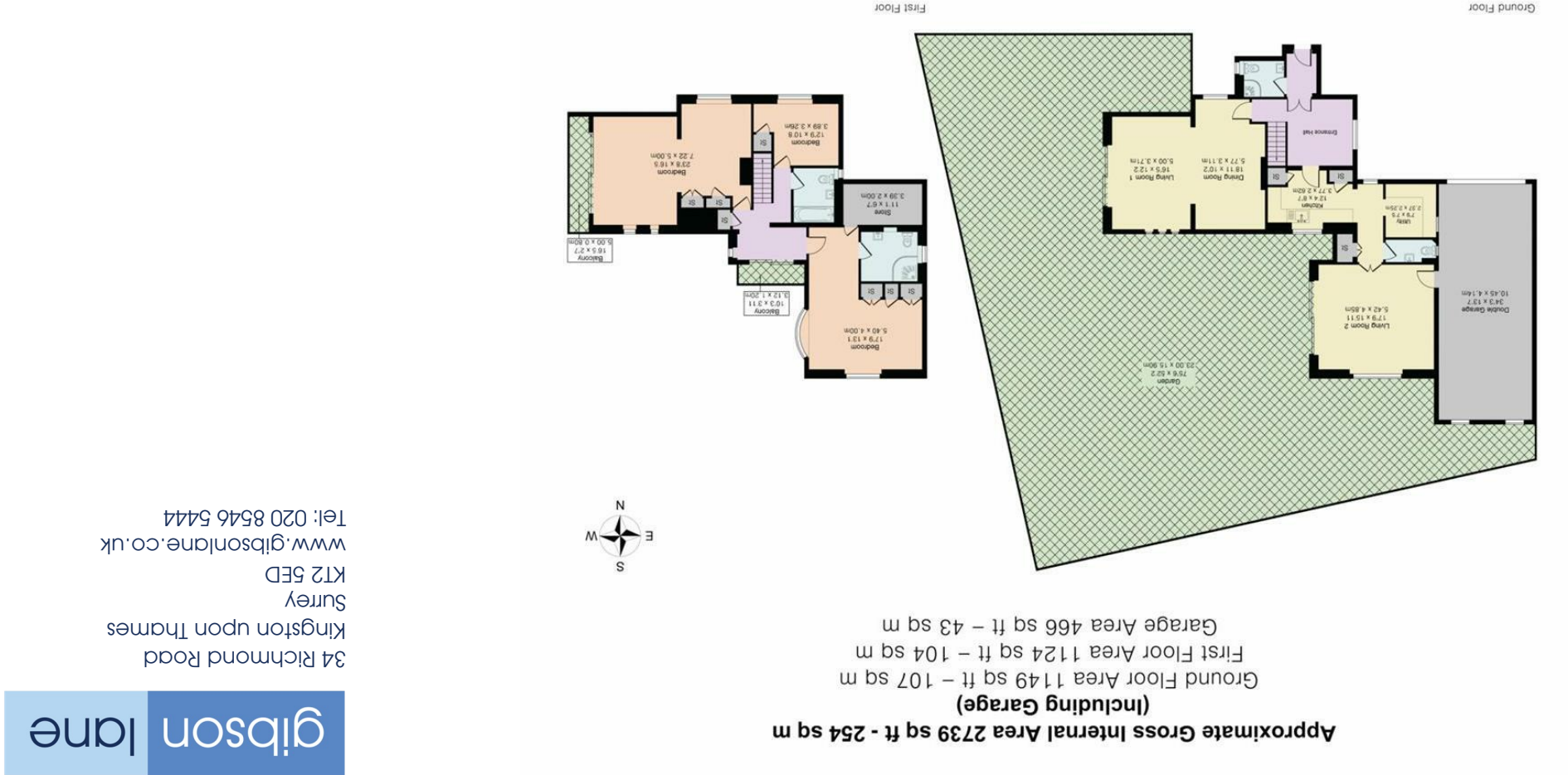


Energy Efficiency Rating	
EU Standard	2020/1815
Best energy efficient - Super Low Energy (SLE)	A
Very energy efficient - Super Low Energy (SLE)	B
Very energy efficient - Super Low Energy (SLE)	C
Very energy efficient - Super Low Energy (SLE)	D
Very energy efficient - Super Low Energy (SLE)	E
Very energy efficient - Super Low Energy (SLE)	F
Very energy efficient - Super Low Energy (SLE)	G
Very energy efficient - Super Low Energy (SLE)	H
Very energy efficient - Super Low Energy (SLE)	I
Very energy efficient - Super Low Energy (SLE)	J
Very energy efficient - Super Low Energy (SLE)	K
Very energy efficient - Super Low Energy (SLE)	L
Very energy efficient - Super Low Energy (SLE)	M
Very energy efficient - Super Low Energy (SLE)	N
Very energy efficient - Super Low Energy (SLE)	O
Very energy efficient - Super Low Energy (SLE)	P
Very energy efficient - Super Low Energy (SLE)	Q
Very energy efficient - Super Low Energy (SLE)	R
Very energy efficient - Super Low Energy (SLE)	S
Very energy efficient - Super Low Energy (SLE)	T
Very energy efficient - Super Low Energy (SLE)	U
Very energy efficient - Super Low Energy (SLE)	V
Very energy efficient - Super Low Energy (SLE)	W
Very energy efficient - Super Low Energy (SLE)	X
Very energy efficient - Super Low Energy (SLE)	Y
Very energy efficient - Super Low Energy (SLE)	Z

Environmental Impact (CO ₂) Rating	
EU Standard	2020/1815
Best energy efficient - Super Low Energy (SLE)	A
Very energy efficient - Super Low Energy (SLE)	B
Very energy efficient - Super Low Energy (SLE)	C
Very energy efficient - Super Low Energy (SLE)	D
Very energy efficient - Super Low Energy (SLE)	E
Very energy efficient - Super Low Energy (SLE)	F
Very energy efficient - Super Low Energy (SLE)	G
Very energy efficient - Super Low Energy (SLE)	H
Very energy efficient - Super Low Energy (SLE)	I
Very energy efficient - Super Low Energy (SLE)	J
Very energy efficient - Super Low Energy (SLE)	K
Very energy efficient - Super Low Energy (SLE)	L
Very energy efficient - Super Low Energy (SLE)	M
Very energy efficient - Super Low Energy (SLE)	N
Very energy efficient - Super Low Energy (SLE)	O
Very energy efficient - Super Low Energy (SLE)	P
Very energy efficient - Super Low Energy (SLE)	Q
Very energy efficient - Super Low Energy (SLE)	R
Very energy efficient - Super Low Energy (SLE)	S
Very energy efficient - Super Low Energy (SLE)	T
Very energy efficient - Super Low Energy (SLE)	U
Very energy efficient - Super Low Energy (SLE)	V
Very energy efficient - Super Low Energy (SLE)	W
Very energy efficient - Super Low Energy (SLE)	X
Very energy efficient - Super Low Energy (SLE)	Y
Very energy efficient - Super Low Energy (SLE)	Z



34 Richmond Road
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Tel: 020 8546 5444



Wonford Close
Kingston Upon Thames KT2 7XA



Guide Price £1,750,000

- Sold with No Onward Chain
 - Private Road in the Prestigious Coombe Location
 - Detached Corner Plot Residence approaching 3000 sqft
 - Magnificent Golf Course Views
 - Impressive South Facing Rear Garden
 - Ample Off Street Parking
 - Three/ Four Bedrooms
 - Potential to Expand (STPP)
 - Double Garage
 - EPC Rating - F
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Description

This splendid detached house with accommodation approaching 3000 sqft, offers a unique opportunity for those seeking a family home with remarkable potential. Set on a desirable corner plot along a private road, the property boasts stunning south facing grounds measuring an impressive 76 ft x 52 ft (Approx.) which overlooks the picturesque golf course, providing a tranquil backdrop for everyday living.

Inside, the house features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three/four well-proportioned bedrooms, including a principal suite complete with fitted wardrobes and ensuite bathroom.

The property also benefits from two delightful balconies that invite you to take in the breathtaking views of the golf course, making it an ideal spot for morning coffee or evening relaxation.

For those considering expansion, this home presents enormous potential to modernise and extend, subject to planning permission. The double garage and ample off-street parking for several cars add to the convenience and appeal of this residence.

In summary, this charming house on Wonford Close is a rarity and a unique opportunity to secure a magnificent home in the prestigious Coombe location sold with no onward chain.

Call us now to book your viewing!!

Situation

The property is ideally located in the sought after private Coombe Estate and is within close proximity of Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques and restaurants. There is easy access into London Waterloo via train and the A3, which serves both London, the M25 and both Gatwick and Heathrow airports are easily accessible by car. The standard of schooling within the area is excellent within both the private and state sectors such as Holy Cross School, Rokeby School, Marymount International, Kings, Wimbledon High, Coombe Hill Infants and Juniors, Coombe Girls and many more. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.

