



# Woodlands Avenue

Coombeside | Surrey

GUIDE PRICE £1,650,000 STC

# Woodlands Avenue

New Malden | Surrey | KT3

A delightful detached five bedroom, three bathroom family home with three separate reception areas and a kitchen/breakfast room with a landscaped rear garden featuring an outside bar and heated pool with an 'astro turf' rear garden with terrace.



#### LOCATION

Woodlands Avenue is a quiet tree lined road with close links to two major town centres, Kingston and Wimbledon. Both have excellent shopping facilities, from department stores housing concessions found in famous West End streets and specialized boutiques to a wide range of restaurants meeting the palates from across the world.

The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train station at Norbiton is within walking distance which provides frequent services to London Waterloo with its underground links throughout the city. Additionally, the 57 bus route which runs along Coombe Lane West also connects major towns and offers access to a variety of schools along the route.

The immediate area offers a wide range of recreational facilities including five golf courses, tennis and squash clubs and many leisure centres. The 2,360 acres of Richmond Park, an area of outstanding beauty easily accessed from Kingston Gate and Ladderstile Gate, provide a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon and Richmond are also popular alternatives to the West End.

Woodlands Avenue is also within walking distance to a wealth of local schools such as Coombe Hill Infants and Juniors, Coombe Girls, Holy Cross Prep, Rokeby School and Marymount International School for girls and is within easy reach to many more and most are a bus ride away into Kingston and Wimbledon with an endless choice further into Surrey via School buses.





#### THE PROPERTY

Approached off a public highway to a mono block paved forecourt providing off-street parking for at least three cars with dwarf walls to the perimeter boundaries and featuring a mature Magnolia tree. There is also a ceramic tiled footpath leading to the covered entrance porch. To the left hand side of the house is a wrought iron gate leading to an enclosed area and side gate leading to the rear garden, again with the same tiled path.

The original solid Oak door leads into a spacious entrance hall with Oak engineered wood-strip flooring with underfloor heating and storage under the stairs. The staircase also has brushed steel rods to the side. There is a guest cloakroom which is fully tiled to the walls and floor with a wall mounted wash hand basin and low level WC and an extractor fan.

The front living room benefits from a Westerly aspect through the bay window with a coffered ceiling and porcelain tiled floor which carries on throughout the ground floor with underfloor heating and speaker points. This room leads into the dining room with similar features and the large family reception room. This area features a double sided aquarium, two wall mounted A/C units and a built-in wall and base unit with veneered units and backing with speaker points. The wonderful room also features two sets of French doors that lead onto the terrace.

A door continues to a self-contained area offering a well appointed shower and bedroom facing the front with a plant room housing the gas fired boiler and hot water cylinder. The kitchen/breakfast room is quite luxurious with a wide range of laminated wall and base units with a circular breakfast island. The kitchen also incorporates a range of built-in appliances and French doors to the rear terrace.

The first floor is home to four double bedrooms, two facing the rear and two to the front of the house, with the principal incorporating a dressing room and a split level en suite bathroom with a separate shower stall and Jacuzzi bath as with the family bathroom.

#### Outside

The rear garden offers a wealth of features, from the heated outdoor swimming pool with an adjoining shower in the wooden cabin, a covered bar with a Granite surface and recessed sink, 'astro turf' to the lawn and a combination of a decking and a paved terrace and tiled side access. The borders offer a range of tropical plants with other perennials to the garden.

#### TERMS

TENURE Freehold

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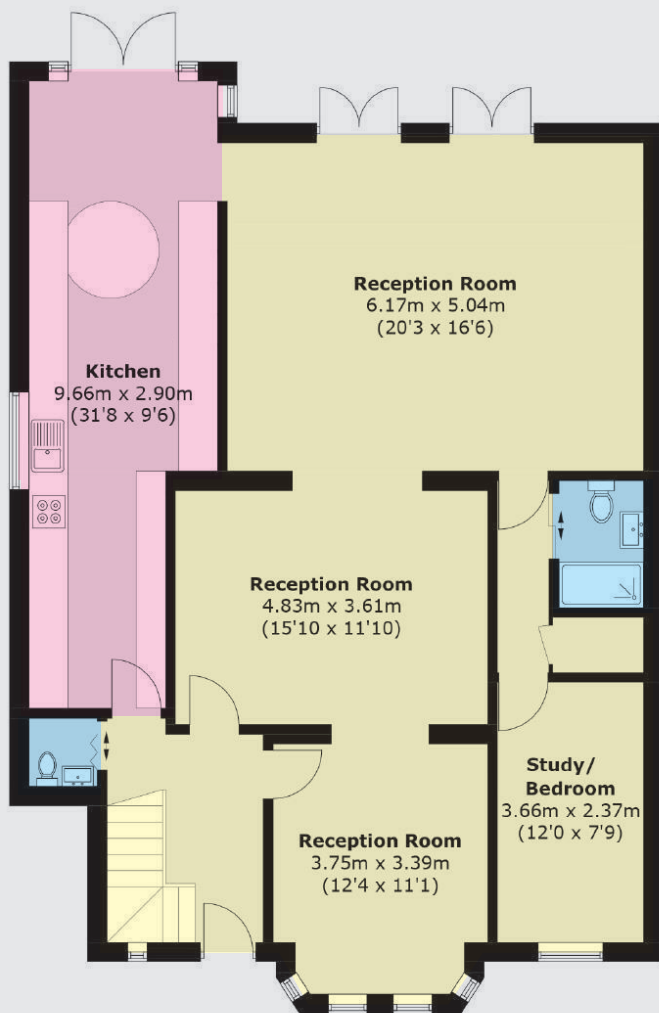
LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING G £3,744.52 PA (2023-24)

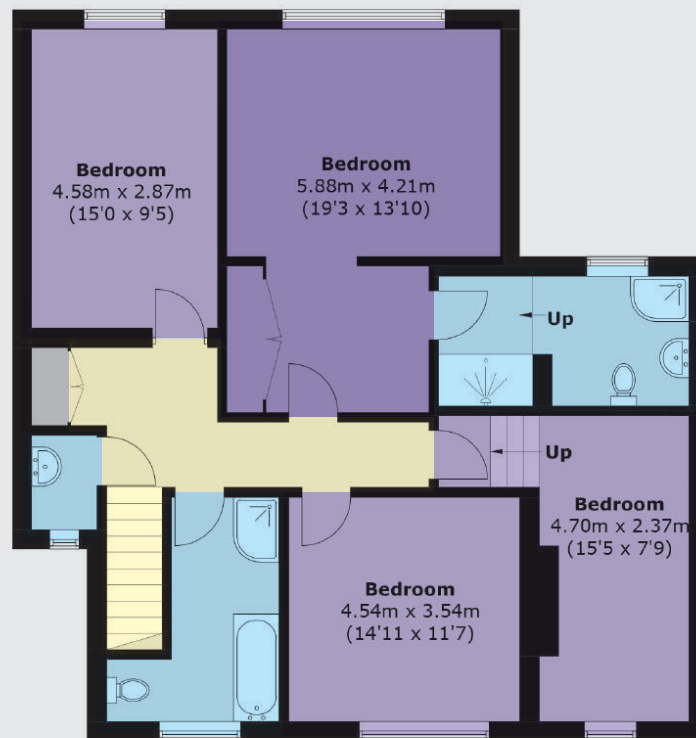
EPC RATING D (68)

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**Ground Floor**



**First Floor**

Total area (approx.): 212.0 sq. m (2,281.9 sq. ft)

