

14 Coombe Lane West

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Coombe, Kingston upon Thames, Surrey, KT2 7BX

GUIDE PRICE £1,600,000 SUBJECT TO CONTRACT

A substantial double fronted 1920's detached family home. Occupying a larger than average plot, this charming home is set well back from the road with a large sweeping carriage driveway. The accommodation is arranged over two floors and offers considerable scope to extend or refurbish to the discerning purchaser. The property comprises four double bedrooms, bathroom with separate WC, guest cloakroom, two reception rooms, a kitchen/breakfast room, large driveway for several cars, garage and a south facing rear garden.

Location

Coombe is conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offering fast access to central London and both Gatwick and Heathrow airports via the M25 is also close at hand. The nearest train station at Norbiton is within walking distance and provides frequent services to London Waterloo and Vauxhall (approximately 20 to 25 minutes) with their underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including three golf courses and tennis and squash clubs. Richmond Park is close by and provides a picturesque setting in which to picnic, go horse riding, cycling, jogging, or just to take a leisurely walk. Theatres at Wimbledon and Richmond are popular with local residents, with many a new production debuting here before launching in the West End and both also have an excellent choice of restaurants. There are numerous private, state and International schools for all ages within the immediate vicinity, including Coombe Hill Infant and Junior School, Rokeby School for boys, Holy Cross Prep School for girls and Marymount International to name but a few.



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Accommodation Comprises

Entrance Hall | Drawing Room | Dining Room | Kitchen/Breakfast Room | Guest Cloakroom
Master Bedroom with En suite Dressing Room and 'Jack & Jill' Bathroom | Three further
Bedrooms | Family Bathroom | Separate WC

Amenities Include

Gas Fired Central Heating & Hot Water | Part Double Glazing | Garage
Off Street Parking | South Facing Rear Garden



The Property

A monoblock carriage driveway with space for several cars leading to a covered portico with a window to side, two wall lights and half glazed door to...

Entrance Hall Part wood panelled walls, wall light, under stairs cupboard housing shelving, arch to small lobby leading to...

Kitchen/Breakfast Room Range of wall and base units with laminate worktop and tiled splashback, with twin stainless steel sink with drainer and mixer taps. Range of integrated appliances includes Miele dishwasher, space and plumbing for Indesit tumble dryer and Miele washing machine, 2 Neff ovens, Neff 4-ring gas hob. There is also a free standing Zanussi freezer, a recess for a Siemens fridge, and an under counter Hotpoint fridge in the breakfast bar which has laminate worktop, space for a couple of stools and cupboard underneath. Further built-in high level storage cupboard, door to deep walk-in larder unit housing gas meter, with window to side, ample shelving and light. Double aspect with French doors to rear garden and patio, built-in dresser with base cupboards, drawers and glazed cupboards above. Laminate floor, wood panelled walls and ceiling, recessed tiled area housing Ideal Mexico boiler, radiator panel, wall light. Half glazed door to...

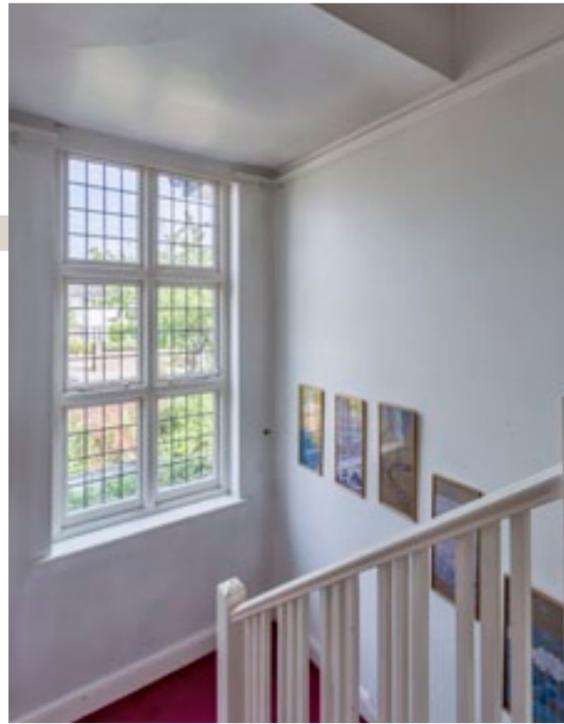
Storage Room With perspex roof, window and half glazed door to rear.

Guest Cloakroom Part glazed door to lobby with part wood panelled walls, window to front, hanging rail for cloaks cupboard, countersunk wash hand basin with separate taps inset into unit, door to...

Separate WC Laminate floor and part wood panelled walls, low level WC.

Drawing Room Front aspect through bay window, coving, 3 wall lights, coal effect gas fireplace with tiled surround, range of built-in base and top cupboards with louvered doors, shelves above, radiator panel, opening with bi-folding doors to...

Dining Room Double aspect with bay window to rear and glazed door to side, coving, two radiator panels, three picture lights, range of built-in base and top cupboards with louvered doors, shelves above, door to Entrance Hall.



Easy rising staircase to...

First Floor

Landing Window to front, further window to side, radiator panel, airing cupboard housing hot water cylinder and shelving, picture rail, loft access.

Master Bedroom Double aspect, coving, electric heater, double radiator panel, range of built-in furniture comprising dresser with laminate worktop and drawers below, headboard flanked with bedside tables, tall cupboards and overhead cupboards. Further built-in shelving unit, two wall lights, door to...

Jack and Jill Bathroom White suite comprising low wall mounted wash hand basin with mixer taps, inset into vanity unit with cupboard below, panelled bath with glass screen, mixer taps and hand held shower attachment. Laminate flooring and fully tiled walls, two recessed storage cupboards with shelving, white ladder rack heated towel rail, shaver socket, extractor fan.

Bedroom Two Front aspect, coal effect gas fireplace with tiled base, picture rail, three wall lights, range of built-in furniture comprising wall to wall dresser with laminate worktop and drawers below, headboard flanked with bedside tables, tall cupboards and overhead cupboards, door to...

En suite Dressing Room Side aspect, radiator panel, door to Jack and Jill Bathroom



Bedroom Three Rear aspect, part wood effect laminate wall panelling, range of built-in furniture comprising desk with laminate worktop and cupboards with louvered doors below, tall cupboards, overhead cupboards and shelving, further shelving. Radiator panel, wall light.

Bedroom Four Rear aspect, range of built-in furniture comprising desk with laminate worktop and drawers below, tall cupboards with louvered doors, overhead cupboards and shelving. Radiator panel.

Separate Toilet White suite comprising low level WC. Radiator panel.

Family Bathroom White suite comprising countertop wash hand basin with mixer taps, inset into a vanity unit with laminate worktop and further cupboard below, panelled bath with mixer taps and hand held shower attachment, fully tiled corner shower cubicle with sliding glass doors, mixer taps and hand held shower attachment. Half tiled walls, mirror fronted medicine cupboard, wall mounted tall cupboard, radiator panel, white ladder rack heated towel rail and shaver socket.

Outside

Garage One Single garage, two side opening doors, window and door to side.

Garage Two With perspex roof, up and over door and door to rear garden.

Rear Garden South facing garden with tiled patio across full width of property, built-in planters, awnings to rear French doors, antique street lamp post. Mainly laid to lawn with variety of flowering shrubs and mature trees. There is a tiled path to rear seating area and a gazebo leading to rear patio with pool, shed at the back and BBQ. There is also a set of children's swings.

Terms

Tenure Freehold

Guide Price £1,600,000 STC

Local Authority The Royal Borough of Kingston upon Thames

Council Tax Banding G

EPC Rating E

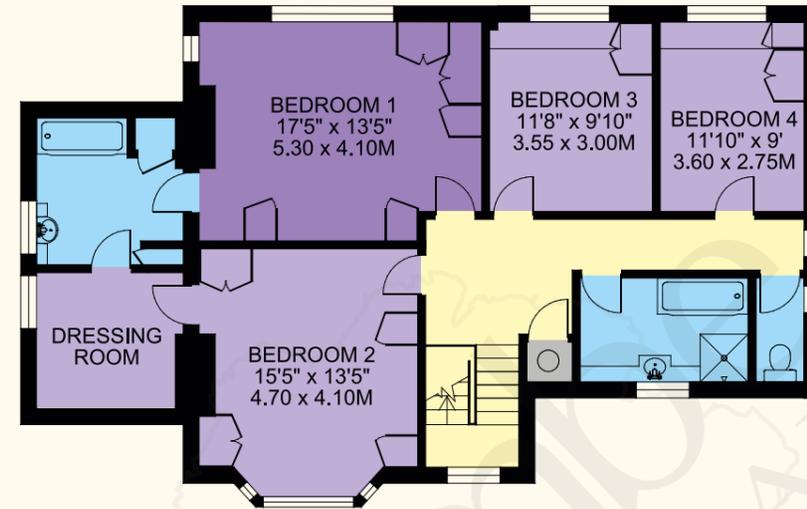
NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Sole Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.





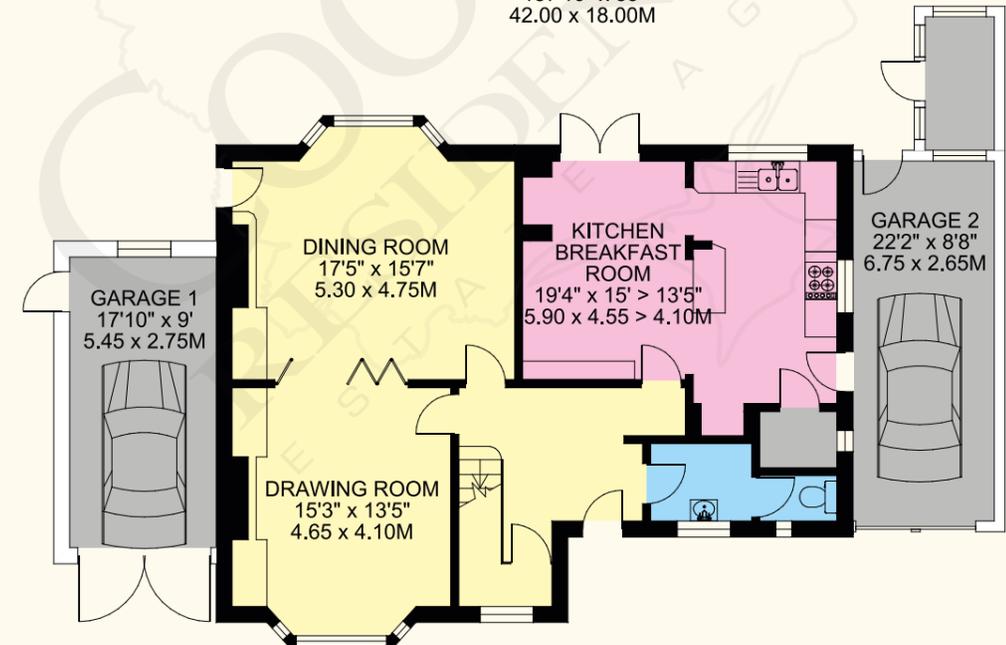
14, COOMBE LANE WEST
KINGSTON-UPON-THAMES

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 2077 SQ.FT / 192.9 SQ.M.
 □ = 390 SQ.FT. / 36.3 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2467 SQ.FT. / 229.2 SQ.M.



FIRST FLOOR 1120 SQ.FT.

REAR GARDEN
 137'10" x 59'
 42.00 x 18.00M



GROUND FLOOR 957 SQ.FT.

PARKING / FRONT GARDEN
 34'5" x 59'
 10.50 x 18.00M

Energy Performance Certificate



14, Coombe Lane West, KINGSTON UPON THAMES, KT2 7BX

Dwelling type: Detached house **Reference number:** 0045 2802 7683 6006 3734
Date of assessment: 02 August 2016 **Type of assessment:** RDSAP, existing dwelling
Date of certificate: 02 August 2016 **Total floor area:** 171 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years:	£ 6,663
Over 3 years you could save	£ 2,784

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 289 over 3 years	
Heating	£ 5,067 over 3 years	£ 3,318 over 3 years	
Hot Water	£ 507 over 3 years	£ 273 over 3 years	
Totals	£ 6,063	£ 3,279	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient (super-saving code)		
(91-95) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
(21-30) G		
(1-20) G		
(1-20) G	45	55

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

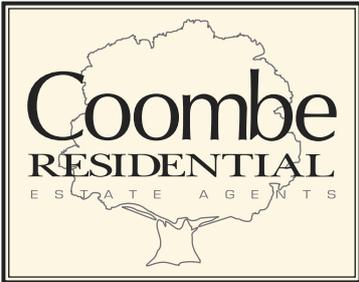
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,554	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 225	✔
3 Draught proofing	£80 - £ 120	£ 78	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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