



Lord Chancellor Walk

Coombe | Surrey

GUIDE PRICE £2,350,000 STC



Lord Chancellor Walk

Coombe | Kingston upon Thames | Surrey | KT2

An extremely spacious family home enjoying lateral living space with three reception areas, spacious entrance hall, kitchen/breakfast room, laundry, secondary cooking area, study/bedroom 6 with en suite, five bedrooms, two en suite shower rooms and family bathroom. Catchment area of Coombe Hill School.



LOCATION

Lord Chancellor Walk is within the envelope of the Coombe Estate located in an enviable location close to a variety of convenience stores on the triangle at the end of Dickering Road and a great Lebanese restaurant, and is within easy walking distance to Norbiton station giving fast access to London Waterloo, as with the 57 bus route.

The immediate area offers a wealth of schools with drop off points for a wider selection of schools further afield within the surrounding roads and is within the catchment area of Coombe Hill School and walking distance to Holy Cross Prep, Rokeby School and Marymount School.

The location is equidistant between Kingston and Wimbledon town Centres, both offering first class shopping and dining opportunities and the ever changing and improving New Malden high street. Richmond Park, offering over 2,638 acres of outstanding natural beauty is within a short stroll, and accessed via Kingston gate at the end of Queens Road, off Kingston Hill.

Coombe Lane West, leads into Kingston town centre and towards Raynes Park and Wimbledon town centre. Both town centres include a wide variety of restaurants, boutiques, a varied selection of shops, department stores and leisure and entertainment facilities.

ACCOMMODATION COMPRISES

- ◆ Entrance Hall
- ◆ Double Aspect Drawing & Dining Room
- ◆ Family Room
- ◆ Kitchen/Breakfast Room
- ◆ Guest Cloakroom
- ◆ Bedroom 6/Study with En suite Shower Room
- ◆ Utility Room
- ◆ Secondary Cooking Area
- ◆ Principal Bedroom with En suite Dressing Room & Shower Room
- ◆ Four further Bedrooms
- ◆ Two Bathrooms

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating & Hot Water
- ◆ Double Integral Garage
- ◆ Forecourt Parking
- ◆ Double Glazed Windows
- ◆ Underfloor Heating
- ◆ Part Air Conditioned
- ◆ Secluded Rear Garden





THE PROPERTY

This wonderful property offers wonderful lateral living across two floors only of 3,527 ft² (327.7 m²) including the double integral garage. The property is situated to the rear of this sought after development and backs onto Marymount School with a leafy aspect. Unusual to most houses within this development, this property has a good-sized rear garden, which is mainly laid to lawn with a paved terrace across the rear width of the house.

The extended ground floor is approached via a covered entrance porch to a solid hardwood door, which leads to a tiled entrance hall, and Georgian glazed doors opening into the formal L-shaped drawing/dining room. This area features the original hardwood parquet flooring with access into the family room and onto the rear garden. The entrance hall and reception areas also feature encased radiator panels as a lovely feature.

The kitchen/breakfast area offers a wealth of wooden fronted wall and base units with Granite surfaces and upstands with a range of integrated appliances and a 5-ring gas hob with extractor fan above. The laundry room is also fitted out with an extensive range of units and leads to a covered side passage hosting a further cooking area for outdoor cooking.

The entrance hall leads into the double garage, a beautiful guest cloakroom, built-in cloaks cupboards and a study/bedroom 6 with the benefit of an en suite shower.

The first floor is home to five bedrooms, four of which are of double proportions, and all with built-in wardrobes and a dressing room to the principal bedroom. Bedroom four also benefits from access to the roof terrace over the garage which subject to planning could be built over similar to the other houses on this development. Most of bedrooms also benefit from split air conditioning units. The three bathrooms to the first floor are beautifully appointed with modern fittings.

TERMS

TENURE Freehold

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LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING H £4,748.64 PA (2023-24)

EPC RATING D (66)

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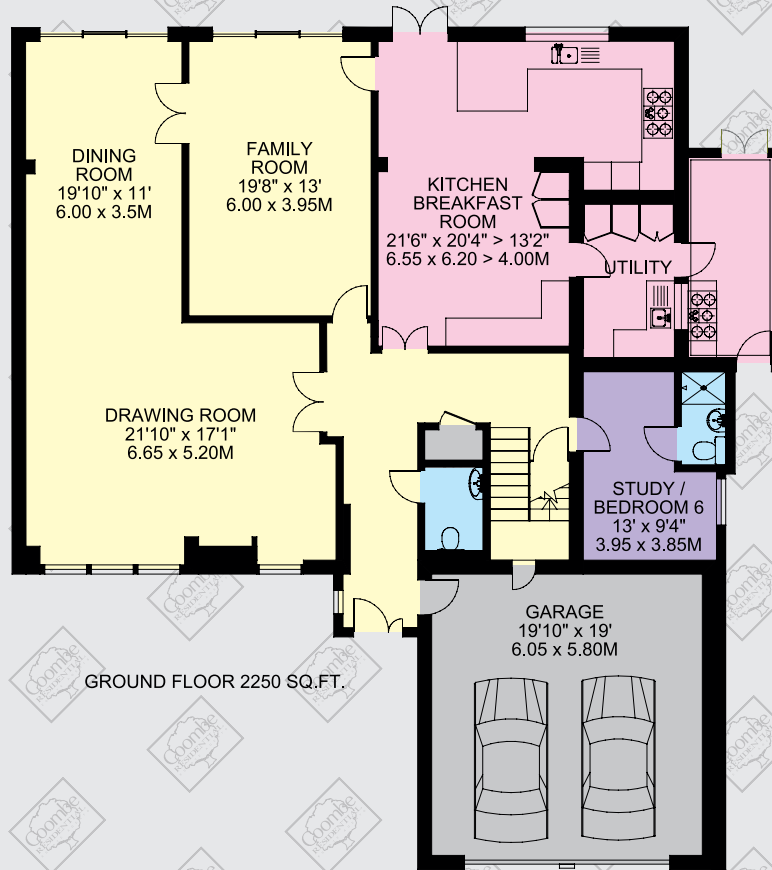


**LORD CHANCELLOR WALK
NEW MALDEN KT2**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
3527 SQ.FT / 327.7 SQ.M.



GARDEN
42'10" x 57'3"
13.05 x 17.45M



FRONT GARDEN / DRIVEWAY
51'8" / 15.75M



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