

Cardinal Crescent

Coombeside | Surrey

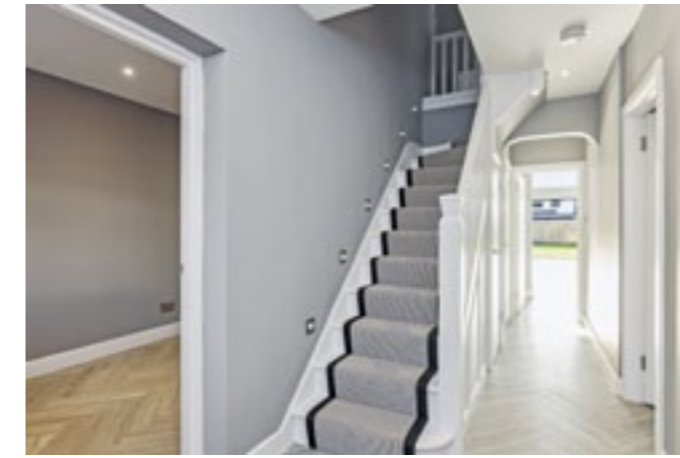
GUIDE PRICE **£1,695,000 STC**

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Cardinal Crescent

Coombeside | Kingston upon Thames | Surrey | KT3

Our clients have meticulously remodelled this detached family residence with an eye to detail and have created a wonderful family home, offering five double bedrooms, two with en suite shower rooms, a spacious family bathroom, a study, front drawing room and a large lifestyle kitchen/dining/family living space with a laundry room and extra ground floor shower room.



LOCATION

Cardinal Crescent, off Beechcroft Avenue, is situated in a quiet oasis in the heart of Coombeside and is within easy reach of Kingston town centre with its excellent shopping facilities as is the A3 trunk road offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train station at Norbiton provides frequent services to London Waterloo with its underground links throughout the city.

The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. The 2,360 acres of Richmond Park is outstanding and can be easily accessed from Kingston Gate and Ladderstile Gate, providing 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.

There are numerous excellent local schools for all ages, private, state, and a variety of international educational establishments many within walking distance, such as Marymount International School for girls, Rokeby School for Boys, Holy Cross prep for Girls and Coombe Hill infants and juniors along Coombe Lane West. Off Beechcroft Avenue is a footpath leading into Albion Road and onto Coombe Lane West. Directly opposite is Orchard Rise which in turn has a footpath to the end of this road, which leads into The Drive offering easy access to the schools on George Road.





No stone was left unturned in the making of this property as it was designed initially for their own use, hence the display niches in the family room, the quality German range of built-in units with a composite worksurface and built-in larder, the integrated range of stainless steel appliances and the high quality bathroom sanitary ware with ceramic tiling. Being West-facing, the house is extremely bright throughout and the main bedroom to the second floor, benefits from a Juliet balcony and adjoining dressing room to be fitted out by the new owner.

ACCOMMODATION COMPRISES

Entrance Hall ♦ Drawing Room ♦ Study ♦ Open Plan Kitchen/Dining/Family Room ♦ Laundry Room ♦ Shower Room ♦ Five Bedrooms ♦ Family Bathroom ♦ Two En suite Shower Rooms ♦ Dressing Room

AMENITIES INCLUDE

New Gas Fired Central Heating & Hot Water ♦ Double Glazed Windows ♦ Re-wired throughout ♦ New Roof ♦ Fully fitted & equipped Kitchen ♦ Part Underfloor Heating ♦ Bi-folding doors to Rear Terrace ♦ Luxuriously appointed Bathrooms ♦ Off-street parking for three Cars

TERMS

TENURE Freehold
GUIDE PRICE £1,695,000 STC
LOCAL AUTHORITY Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING F £3,297.19 PA (2023-24)
EPC RATING C (73)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. Measurements are approximate and no responsibility is taken for any error, omission 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.



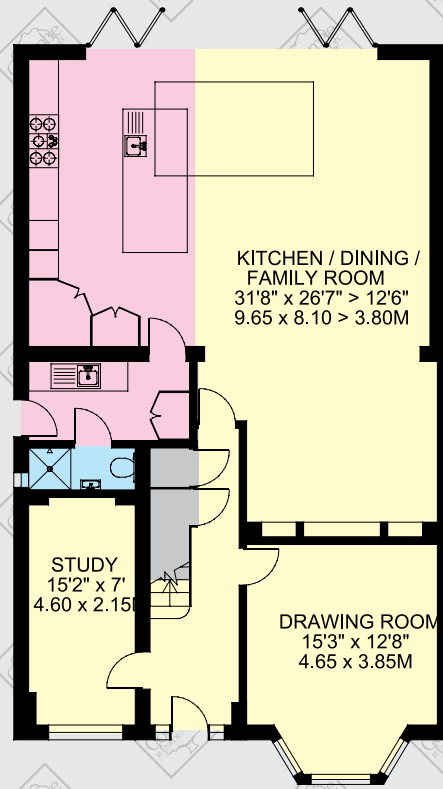


**CARDINAL CRESCENT
NEW MALDEN KT3**

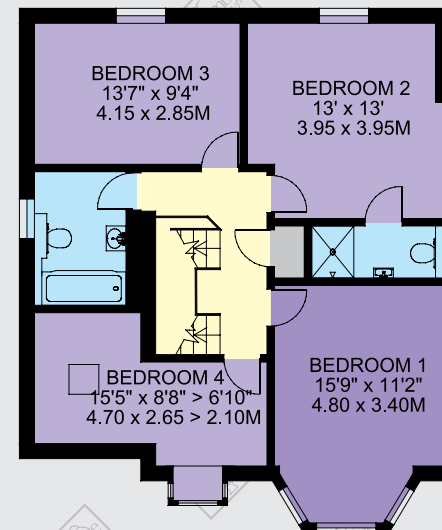
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 2440 SQ.FT. / 226.7 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ◊ = 321 SQ.FT. / 29.8 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2761 SQ.FT. / 256.5 SQ.M.



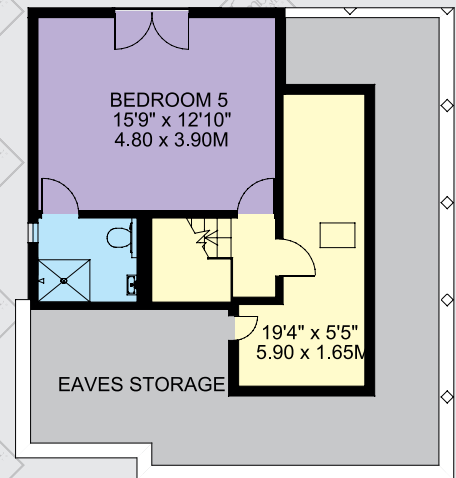
GARDEN
 75'4" x 34'2"
 22.95 x 10.40M



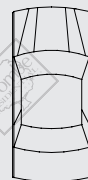
GROUND FLOOR 1208 SQ.FT.



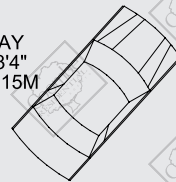
FIRST FLOOR 807 SQ.FT.



SECOND FLOOR 425 SQ.FT.



DRIVEWAY
 19'6" x 33'4"
 5.95 x 10.15M



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