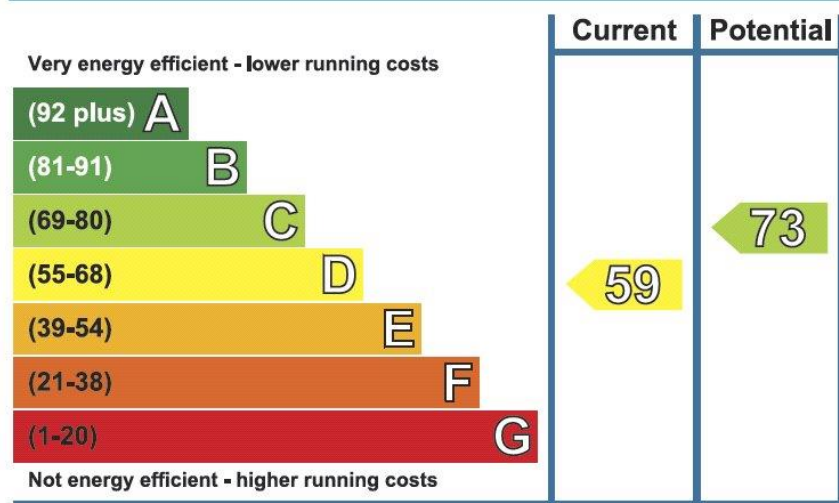


## Energy Efficiency Rating



+44 (0)20 8947 9393  
 COOMBERESIDENTIAL.COM  
 259 COOMBE LANE WIMBLEDON LONDON SW20 0RH



Wolsey Close,  
 Kingston upon Thames,  
 Surrey

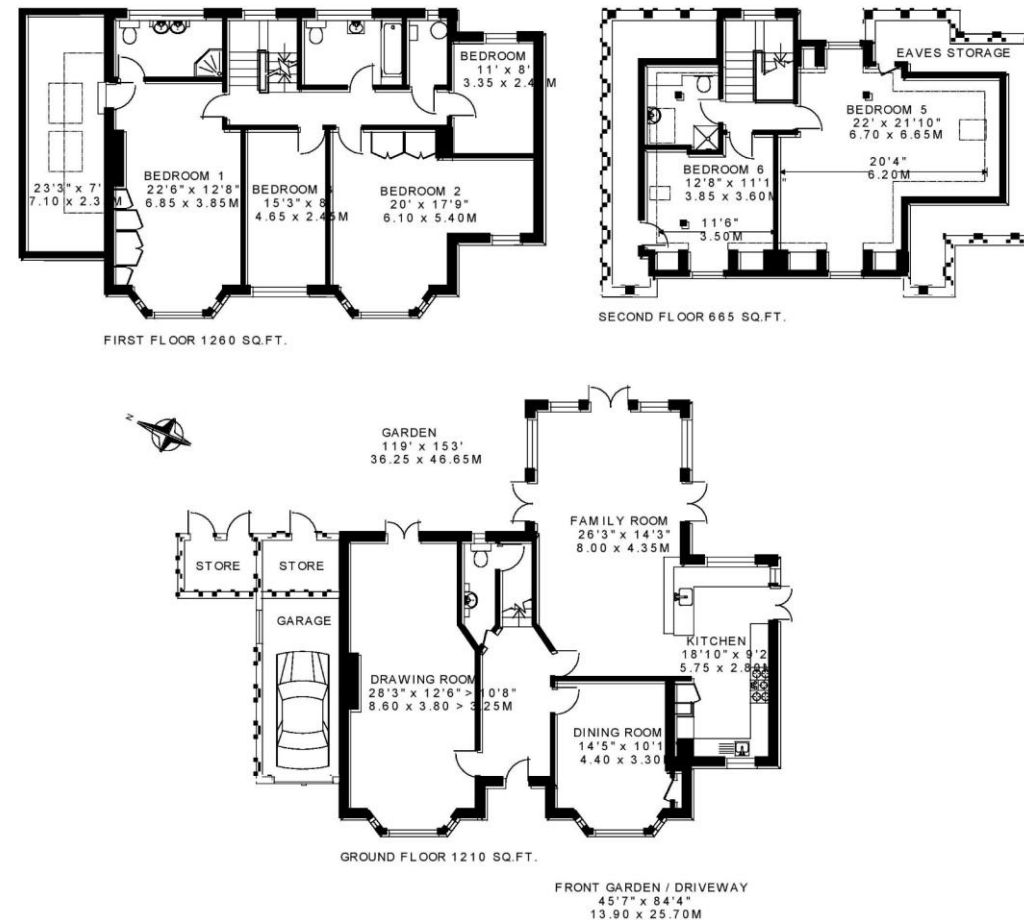
RENT £3,950 per month





**WOLSEY CLOSE  
KINGSTON-UPON-THAMES**

**3135 SQ.FT. / 291.2 SQ.M.  
PLUS GARAGE AND STORAGE 465 SQ.FT. / 43.3 SQ.M.**



**VIEWING BY APPOINTMENT WITH COOMBE RESIDENTIAL  
020 8947 9393**

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Wolsey Close, Kingston upon Thames, Surrey, KT2 7ER

A detached 6 bedroom, 3 bathroom family home offering spacious accommodation over three floors, a modern conservatory style kitchen/breakfast room, wooden floors to the ground floor reception, hallway and a carriage driveway backing directly onto the Coombe Wood Golf Course within approx. 0.46 acres.

**THE PROPERTY**

Built circa 1935, this wonderful double fronted family home boasts charm and character with accommodation arranged over three floors within grounds of approx. 0.46 of an acre. The property offers bright reception rooms to the ground floor, a wonderful lifestyle kitchen/dining/family room with a very well equipped kitchen, six bedrooms with a large walk in dressing room to the master bedroom and three bathrooms (one being en suite to master bedroom). The property retains many original features such as the quality Oak wood flooring to the marble fireplace to the drawing room and much more. The property has been fully double glazed, and benefits from gas central heating and hot water system and underfloor heating to the family/breakfast area.

This delightful property further benefits from a mono block paved sweeping carriage driveway, which very few properties within Wolsey Close have, including a single garage and outside store rooms. The mature gardens have been well kept and partially back onto Coombe Wood Golf course with open park-like views. Wolsey Close offers a community feel and offers a tranquil setting.

**UNFURNISHED**

**AVAILABLE IMMEDIATELY**

**RENT £3,950 per month**

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.