



5 Edgecombe Close

Coombe | Surrey

RENTAL £12,000 PCM



5 Edgecoombe Close

Coombe | Kingston upon Thames | Surrey | KT2

A beautiful six bedroom detached house in the heart of the exclusive Coombe Estate within 0.47 of an acre of delightful landscaped gardens. Presented in immaculate order throughout, this is a true family home.



LOCATION

Edgecoombe Close is a tree lined road discreetly located off Warren Road almost opposite George Road. Marymount International School, Rokeby School and Holy Cross prep are all within several minutes walk, as is the popular Coombe Hill infants and juniors. There is also a wealth of other easy accessible schools between Wimbledon and Kingston and beyond with easy access to school pick up points. Kings College Wimbledon, Kingston Grammar for boys and Wimbledon High School for girls are also close by.

Conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offers fast access to central London and both Gatwick and Heathrow airports via the M25. The nearest train station is Norbiton - a 20 minute walk and provides frequent services to London Waterloo and Vauxhall (approximately 25-30 minutes) with their underground links throughout the city. The train journey from Norbiton to London Waterloo at peak times is 4 trains per hour. The immediate area offers a wide range of recreational facilities including three golf courses and tennis and squash clubs.

Richmond Park, the largest of the capital's eight Royal Parks at 2,368 acres of natural beauty, 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.





ACCOMMODATION COMPRISES

- ◆ Reception Hall
- ◆ Drawing Room leading to Dining Area/Study & to Covered Verandah
- ◆ Large Kitchen/Breakfast/Family/Orangery
- ◆ Utility Room
- ◆ Guest Cloakroom

First Floor:

- ◆ Principle Suite with Balcony, Dressing Room & En suite Bathroom
- ◆ Four further Bedrooms with En suite Facilities

Second Floor:

- ◆ Bedroom with En suite Shower Room
- ◆ Eaves Storage

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating & Hot Water
- ◆ CCTV & Alarm System
- ◆ Double Garage
- ◆ Car Port
- ◆ Beautifully Maintained Rear Garden
- ◆ Extensive Driveway
- ◆ Remote Controlled Gates

UNFURNISHED

RENTAL £12,000 PCM

LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING H approximately £4,748.64 PA (2024-25)

MALDEN & COOMBE ESTATE CHARGE tbc

EPC RATING tbc

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, 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.





**EDGE COOMBE CLOSE
COOMBE KT2**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 5168 SQ.FT / 480.1 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 □ = 422 SQ.FT. / 39.3 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 5590 SQ.FT. / 519.4 SQ.M.

