

Beechcroft Avenue

Coombeside | Surrey

GUIDE PRICE **£950,000 STC**



Beechcroft Avenue

Coombeside | Surrey | KT3

We are delighted to offer for sale this attractive semi-detached family home located in the sought after Coombeside area. The property has been well maintained by the present owner and benefits from double glazed windows, new bathroom and has been redecorated throughout. The property further benefits from a larger than average plot size and could easily be extended (subject to PP) without compromising the size of the garden. Planning permission was granted (though now lapsed) for a side and rear extension.

Location

Beechcroft Avenue is a quiet tree lined avenue 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 network. The nearest train station at Norbiton provides frequent services to Waterloo with its underground links to points 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.

Accommodation Comprises

Entrance Hall | Reception Room | Dining Room | Kitchen/ Breakfast Room | Three Bedrooms | Family Bathroom | Separate W.C.

Amenities include

Gas Fired Central Heating & Hot Water | Double Glazing | Garage | Generous Driveway with Ample Parking | Large Rear Garden

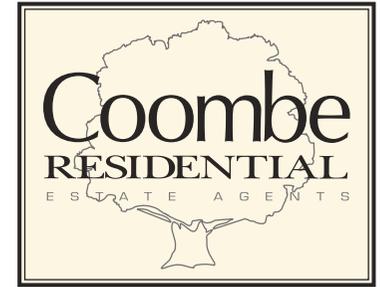
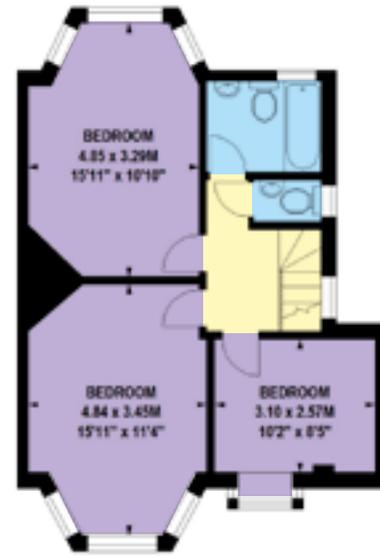
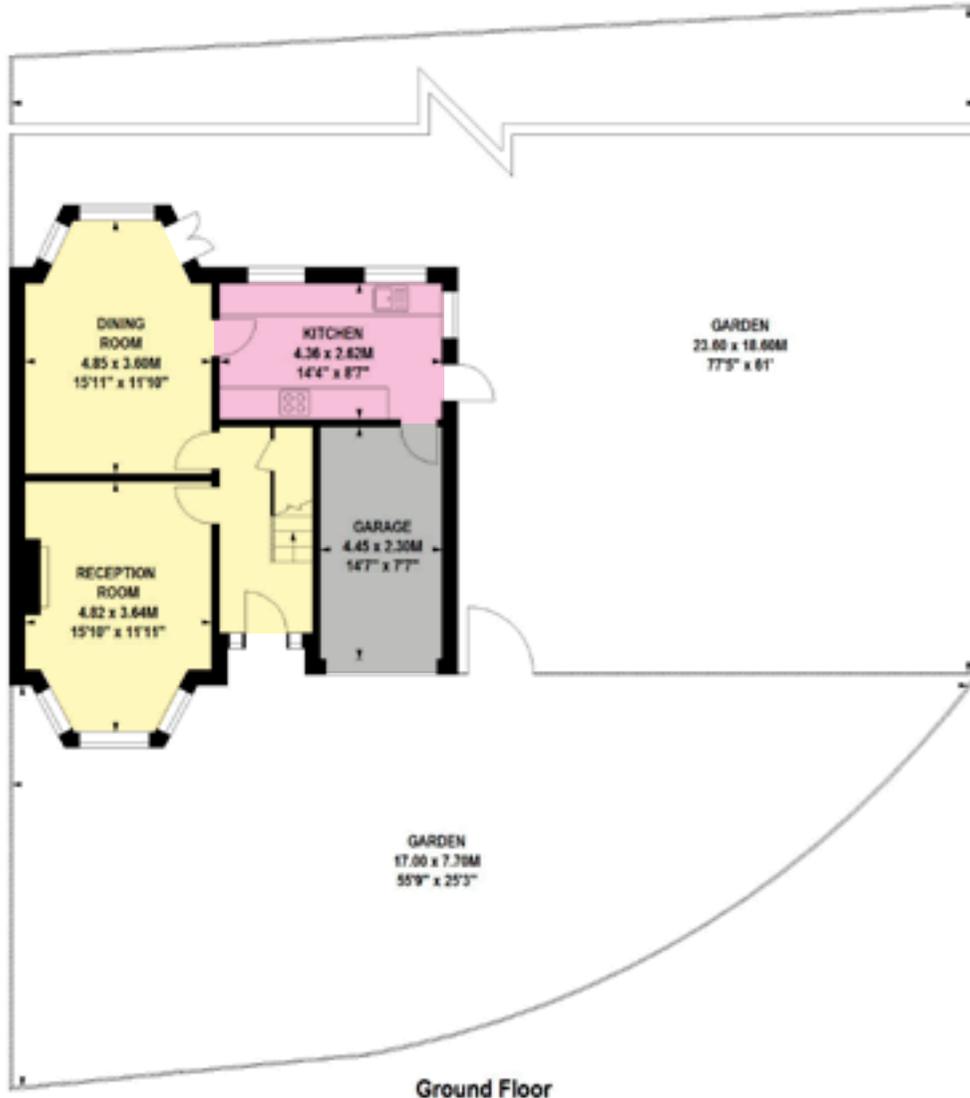
Terms

Tenure Freehold
Guide Price £950,000 STC
Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding F



Beechcroft Avenue, KT3

Approximate Gross Internal Area 113 sq m / 1216 sq ft



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Floor Plan produced for Coombe Residential by Mays Floorplans. ©, Tel 020 3367 4504
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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