

Edgecoombe Close

Coombe | Surrey

GUIDE PRICE £4,500,000 STC RENTAL £13,000 PCM

WWW.COOMBERESIDENTIAL.COM

Edgecombe Close

Coombe | Kingston upon Thames | Surrey | KT2

Situated in a quiet residential road within easy access to the Marymount International School, Rokeby School and Holy Cross Prep on George Road, this six bedroom suite family home offers excellent accommodation arranged over four floors with basement pool, gym and double garage.



Accommodation Comprises

Entrance Hall | Double Reception Rooms with Doors to Rear Garden | Kitchen/Breakfast Room | Dining Room | Study | Utility Room | Guest Cloakroom | Integral Double Garage | Master Bedroom with Dressing Room & En suite Bathroom | Four further Bedrooms with En suites & Wardrobes | Swimming Pool with Changing Area, Shower, WC | Gym/Cinema Room | Staff Bedroom with En suite Shower Room

Amenities Comprise

Carriage Driveway with Intercom System | Alarm | Gardens Front and Rear | Integral Double Garage

UNFURNISHED

Available Immediately

Terms

Tenure Freehold

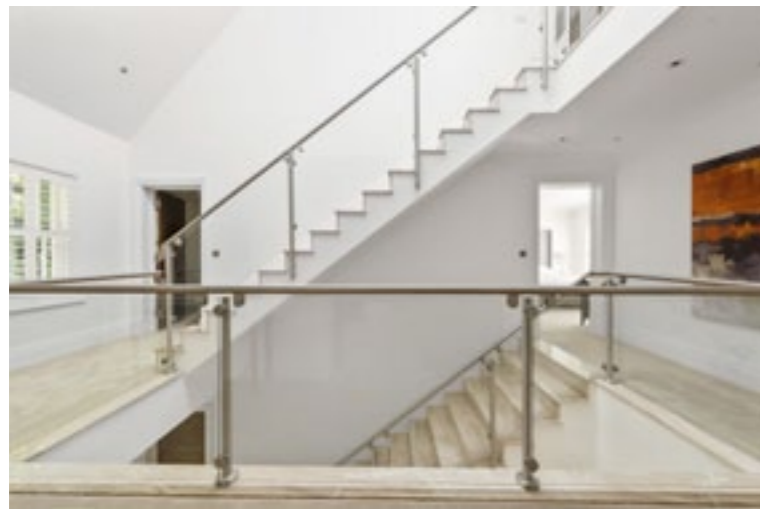
Guide Price £4,500,000 STC

Rental £13,000 PCM

Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding

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.

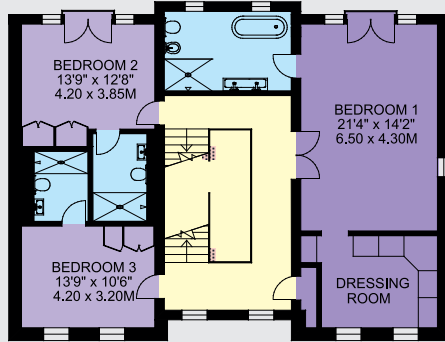




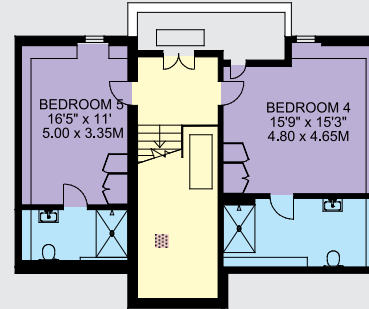


**EDGECOOMBE CLOSE
COOMBE**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 5740 SQ.FT. / 533.3 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 = 66 SQ.FT. / 6.1 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 5806 SQ.FT. / 539.4 SQ.M.

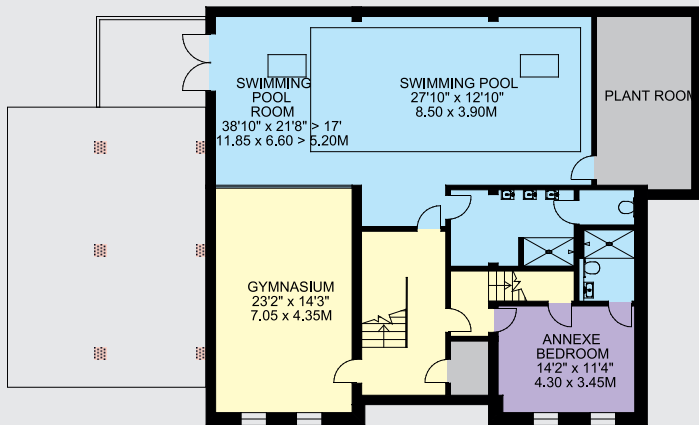


FIRST FLOOR 1242 SQ.FT.

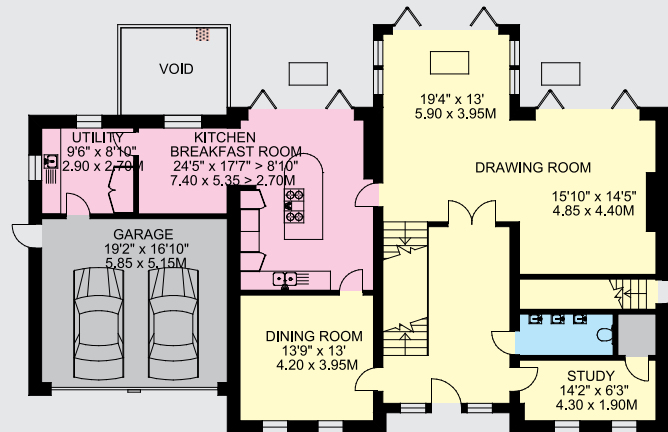


SECOND FLOOR 694 SQ.FT.

↑
 GROUNDS
 40' / 12.20M

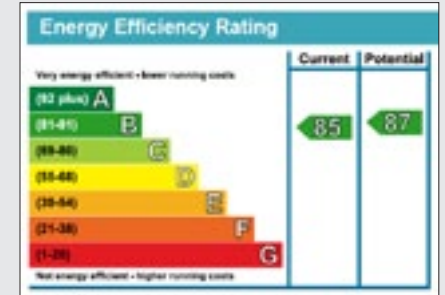


LOWER GROUND FLOOR 1846 SQ.FT.



GROUND FLOOR 1958 SQ.FT.

↓
 GROUNDS
 21'10" / 6.65M



→
 GROUNDS
 12'4" / 3.75M



020 8947 9393

COOMBERESIDENTIAL.COM

259 Coombe Lane Wimbledon London SW20 0RH

COPYRIGHT: PLAN PRODUCED FOR 'COOMBE RESIDENTIAL' BY FLOORPLANNERS 07601 228650
 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

