

Longfield House

5 Albion Road, Coombe, Kingston upon Thames, Surrey, KT2 7BZ

Guide price £2,350,000 SUBJECT TO CONTRACT

LOCATION

Albion Road is a discreet, hidden oasis off Coombe Lane West and is ideally located within walking distance to Norbiton train station and a variety of schools, from Rokeby School, Holy Cross and Marymount International on George Road which is easily accessible from a foot path found towards the end of Orchard Rise directly opposite Albion Road and Coombe Hill Infants and Juniors school. It is also conveniently located close to Kingston and New Malden town centres with their 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. Norbiton train station provides frequent services to London Waterloo (25 minutes approximately) 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 Royal Richmond Park which is within easy access from the Kingston gate is an area of outstanding beauty, and provides 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 together with an excellent choice of restaurants.

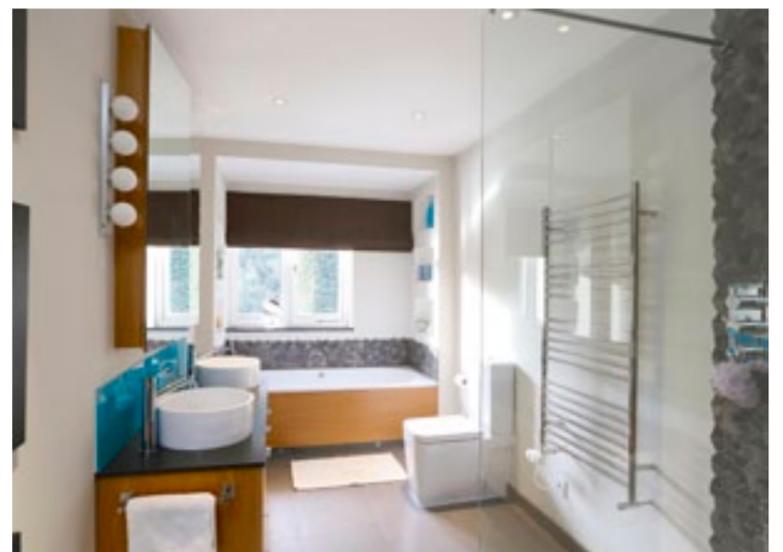


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5 Albion Road, Coombe, Kingston upon Thames, Surrey

Originally built circa 1928, this home offers wonderful family accommodation arranged over two floors within grounds of approximately 0.33 of an acre with a 164'(50 m) long west facing secluded and mature rear garden.





The property boasts excellent bespoke fitted units to the kitchen, utility room, all the bedrooms, studies and bathrooms. Other notable features include an outdoor leisure area with a real log fireplace within a vast terraced area ideal for the alfresco entertainment evening and a quality constructed Cedar clad garden room complete with its own deck terrace suitable as a teenage den, gym or hobby room and an intercom phone to the main house.

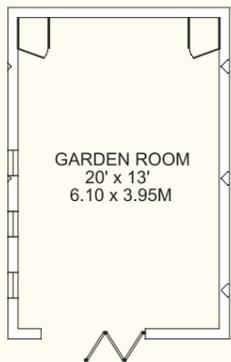
The house is fully double glazed and benefits from a double width garage with a workshop area and a remote control operated garage door. On the 19th August 2013, planning permission was granted (valid for 3 years) to erect a side extension over the existing floor plan to create two further bedrooms and an en suite bathroom.

Apart from the three spacious reception rooms, there is a wonderful kitchen/dining room leading onto the rear garden via bi-folding doors bringing the garden and terrace into the house which has proved to be a wonderful area for entertaining. The kitchen is well equipped with a wide range of stainless steel appliances from a coffee machine, microwave, double oven with grill, further 90 cm wide oven, fridge/freezer and integrated dishwasher with a 5 ring gas hob and heavy duty extractor fan above with a glass splash back around the perimeter of

the black granite surface. The hand painted bespoke fitted kitchen offers a wealth of storage areas including a built-in wine rack. All the bedrooms are of double proportions with the fifth bedroom currently used as a dressing room to the master suite with American Oak bespoke built-in units. The modern fitted boutique style bathrooms with their wet showers benefit from under floor heating as with the ceramic tiled floor to the kitchen/dining room and the den to the rear garden. Various rooms have Lutron lighting and built-in speakers to the drawing room and kitchen/dining room ceiling and recessed low voltage down lighters to all rooms. The drawing room also features a beautiful Marble fireplace where one can use real logs as an extractor has been fitted for this purpose. Most rooms also benefit from 5 amp sockets for side lights. The joinery to the ground floor is American Oak and adds to the endless quality features found in this wonderful family home.

TERMS
TENURE Freehold
GUIDE PRICE £2,350,000 SUBJECT TO CONTRACT
LOCAL AUTHORITY The Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING H
ALBION ROAD ESTATE CHARGE £300 per annum

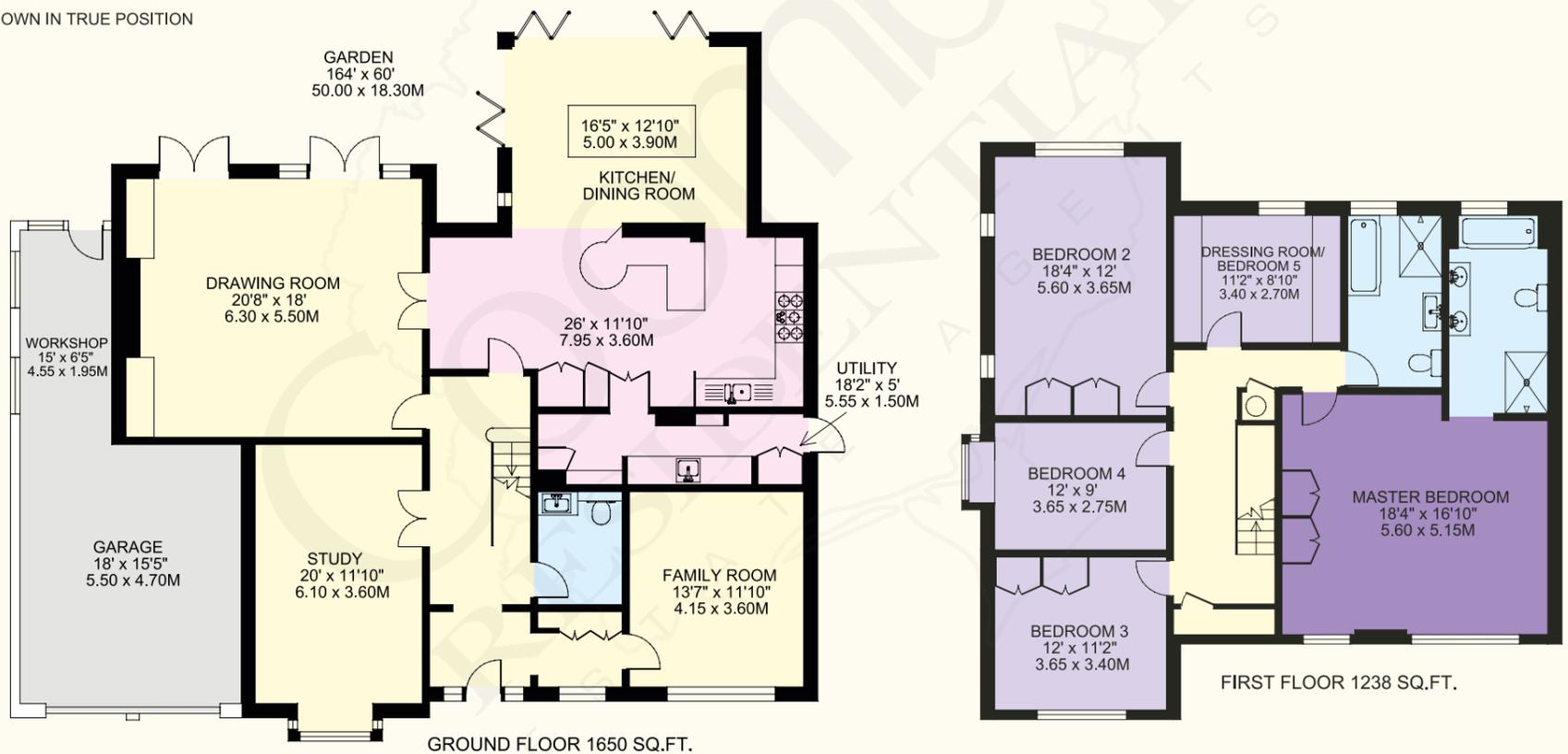
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GARDEN ROOM
20' x 13'
6.10 x 3.95M

NOT SHOWN IN TRUE POSITION

5 ALBION ROAD
COOMBE KT2
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2888 SQ.FT / 268.3 SQ.M.
APPROXIMATE ADDITIONAL AREAS
□ = 634 SQ.FT. / 58.9 SQ.M.
TOTAL AREAS SHOWN ON PLAN
3522 SQ.FT. / 327.2 SQ.M.



FRONT GARDEN
DRIVEWAY
38' x 60'
11.60 x 18.30M

Energy Performance Certificate



5, Albion Road, KINGSTON UPON THAMES, KT2 7BZ

Dwelling type: Detached house **Reference number:** 8499-1260-4329-2497-4923
Date of assessment: 16 November 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 November 2012 **Total floor area:** 292 m²

Use this document to:

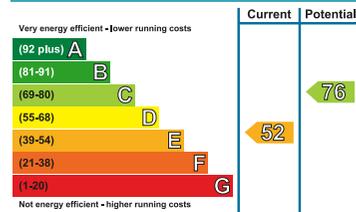
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£7,896
Over 3 years you could save	£3,369

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£561 over 3 years	£279 over 3 years	You could save £3,369 over 3 years
Heating	£6,936 over 3 years	£3,903 over 3 years	
Hot Water	£399 over 3 years	£345 over 3 years	
Totals	£7,896	£4,527	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

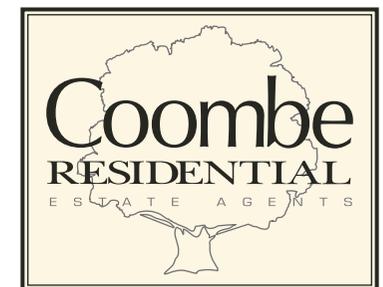
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£165	✓
2 Internal or external wall insulation	£4,000 - £14,000	£2,118	✓
3 Floor insulation	£800 - £1,200	£408	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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