



Warren Road

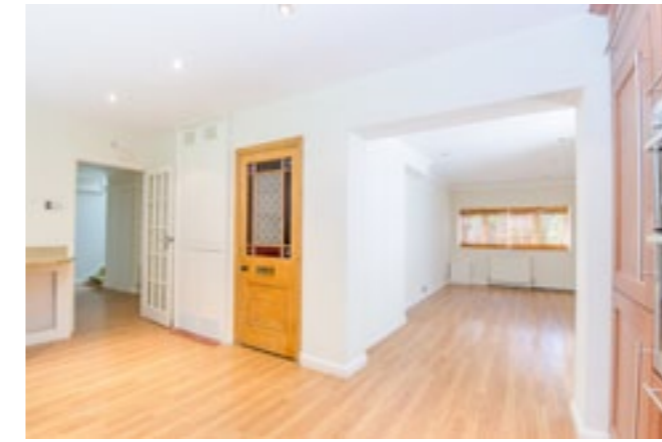
Coombe | Surrey

GUIDE PRICE £2,250,000 STC

Warren Road

Coombe | Kingston upon Thames | Surrey | KT2

A four-bedroom detached family home built circa 1955, is situated in a prestigious location on the private Warren Road within walking distance to Marymount International School, Rokeby and Holy Cross schools on George Road. The house is neutrally decorated throughout and benefits from a spacious rear garden and carriage driveway and is positioned within a plot of approximately 0.25 of an acre (1,007 m²).



THE ACCOMMODATION:

Built circa 1955, the property, which is offered in good order throughout, is approached across a sweeping carriage driveway to a covered entrance porch, with a solid door leading to a spacious entrance hall. This leads to the drawing room, dining room, guest cloakroom and kitchen. The kitchen, which offers a range of built-in wall and base units with integrated appliances, leads into the family room and side laundry/store passage, which in turn, offers access to the front and rear gardens.

The first floor is home to four bedrooms, an en suite dressing room and shower to principal bedroom and a family bathroom. The loft also lends itself to conversion, subject to the usual necessary planning and building control consents.

The property is situated in approximately 0.25 (1,007 square meters) of an acre, and benefits from a large rear East/South-facing garden which is mainly laid to lawn, with a terrace across the rear width of the property and garden shed.

Note: The property is currently let and will be available end of May at the end of the notice period which has already been served. The tenants are keen to stay for a further year if the urgency for vacant possession is not sought.

TERMS

TENURE Freehold

GUIDE PRICE £2,250,000 STC

LOCAL AUTHORITY Royal Borough of Kingston upon Thames

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

MALDEN AND COOMBE ESTATE CHARGE £175.41 (2023)

Payable annually in arrears

RESIDENTS ASSOCIATION CHARGE £40 PA

EPC RATING D (59)

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.



ACCOMMODATION COMPRISES

- ◆ Entrance Hall
- ◆ Dining Room
- ◆ Living Room
- ◆ Kitchen/Family Room
- ◆ Utility Room
- ◆ Guest Cloakroom
- ◆ Principal Bedroom with Walk-in Wardrobe & Study Area
- ◆ En suite Shower Room
- ◆ Family Bathroom

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating & Hot Water System
- ◆ Double Glazed Windows
- ◆ Laminated Flooring
- ◆ Beautiful Landscaped Gardens

LOCATION

Warren Road is a private road, off Coombe Lane West, which leads into Kingston town centre and in the other direction towards Raynes Park and Wimbledon town centres and beyond. The nearest train stations are at New Malden and Norbiton, which offer fast access to London Waterloo. Both town centres offer a wide variety of restaurants, boutiques, a varied selection of shops, department stores, and leisure and entertainment facilities.

The immediate area offers a wealth of schools with drop off points for a wider selection of schools further afield within the surrounding roads. Marymount International, Rokeby School, Holy Cross Prep are within minutes walking distance as are Coombe Hill Infants and Juniors School and Coombe Girls.

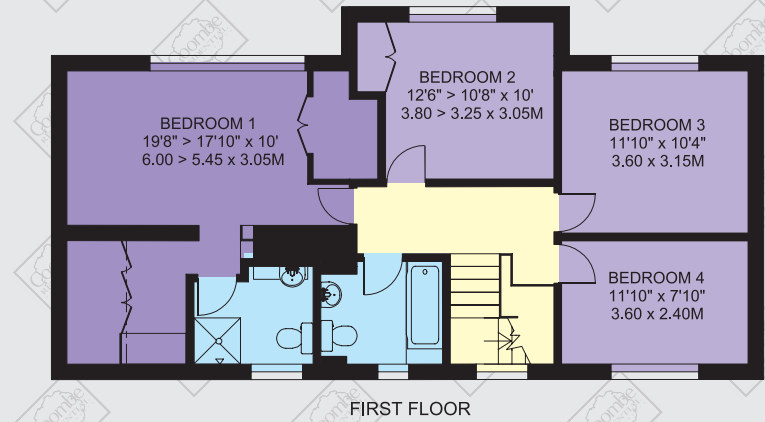
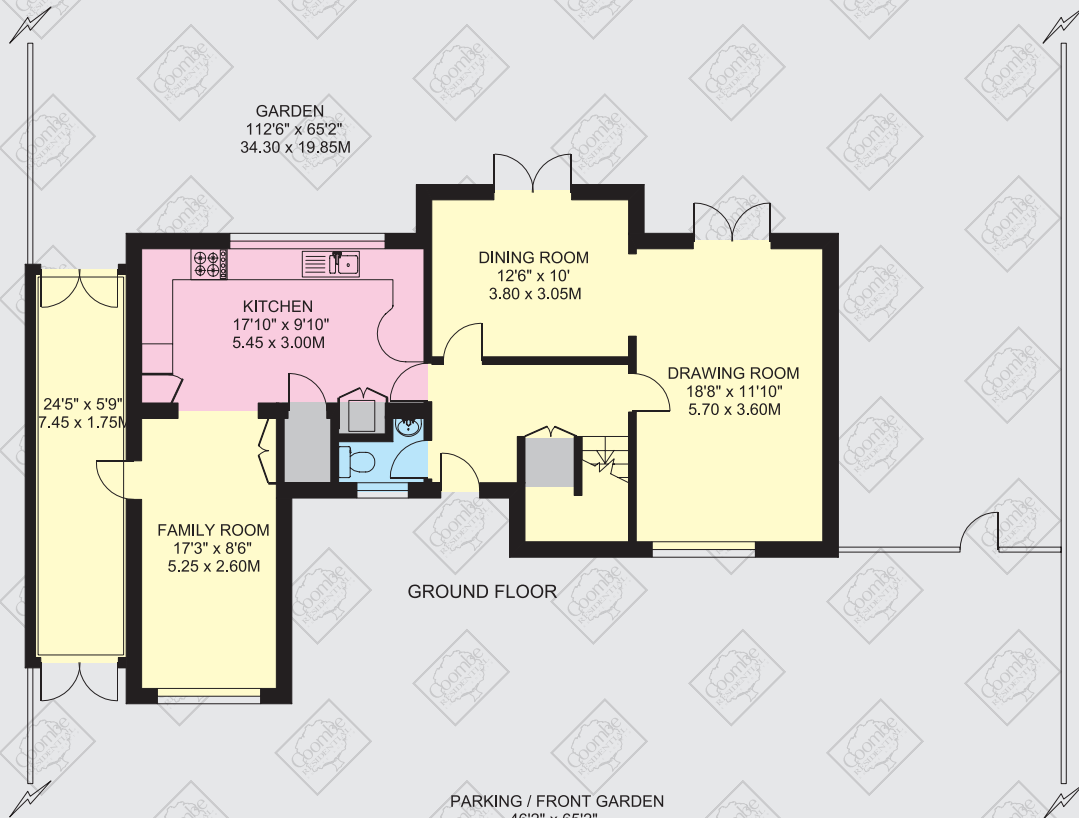
With the A3 also at the doorstep, it links central London and the South with the 85 bus route running along Kingston Hill offering a major artery route between Kingston and Putney and beyond with the K3 into Esher Town Centre.

The Royal Richmond Park with its 2,638 acres of natural beauty is also within very easy reach from the other end of Warren Road.



SALSABIL. WARREN ROAD KINGSTON-UPON-THAMES

1876 SQ.FT. / 174.3 SQ.M



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