



WARREN ROAD, KT2
OFFERS OVER £4,000,000 FREEHOLD

Winkworth



WARREN ROAD, KT2

In accordance with Section 21 of the Estate Agents Act 1979, we confirm there is a personal relationship between the seller and an employee of Winkworth Wimbledon.

Winkworth Wimbledon are delighted to present this spectacular seven bedroom family home situated on a private road in the prestigious Coombe Estate set within 0.67 of an acre.

The entrance is impressive with a double front door and covered porch and opens out onto the large hallway which leads onto a double aspect open plan reception room which is zoned to encompass living and dining areas. Leading from the entrance hall is the kitchen and breakfast area with a large fitted kitchen and integrated Siemens appliances.

The rear of the ground floor features a separate family room and a large glass conservatory so benefits from afternoon and evening sunshine with the south west facing aspect, looking out onto the mature and very private garden.

The ground floor also offers a guest cloakroom, a study and separate side entrance and a separate utility room.

Heading upstairs to the first floor, the staircase features a beautiful oak balustrade. The principal suite offers a large bedroom with a stunning ensuite bathroom with freestanding bathtub and marbled shower.

There are four further bedrooms on the first floor, one being ensuite with built-in wardrobes, and a family bathroom with shower. There are a further two bedrooms on the second floor with a 'jack and jill' shower room.

The driveway offers parking for several cars in addition to the double garage and is secure with remote controlled gates.

The property has been refurbished to a very high standard by the current owner to offer contemporary and luxury living in the heart of the Coombe Estate. Located adjacent to the property is the prestigious Coombe Wood Golf Club which is one of England's most highly rated courses.

Warren Road is ideally located close to Wimbledon, Kingston and New Malden and with easy access to the A3 into London and Surrey. Richmond Park's 'Ladderstile Gate' is a short walk away from the property.

Within the Coombe Estate and in the local area there are a range of outstanding Independent and State schools for all ages including Rokeby School, Holy Cross and Marymount.

EPC Rating D, Council Tax Band H



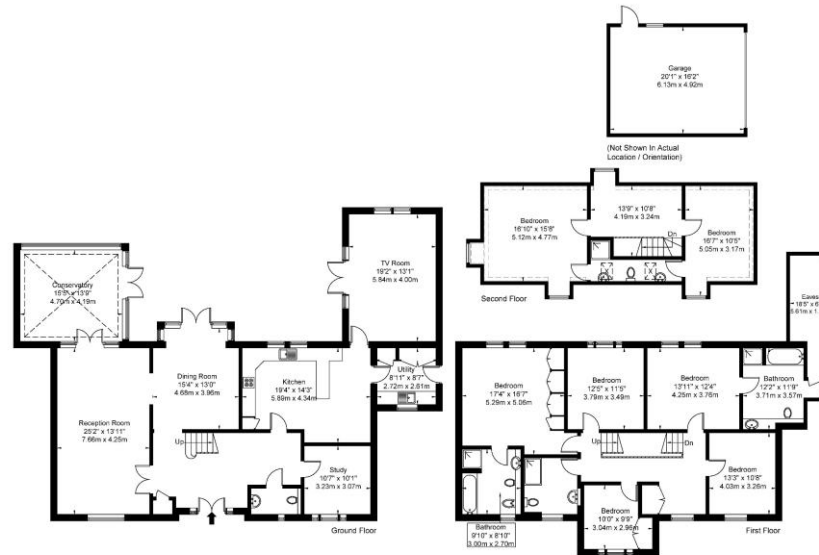
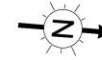


Warren Road Kingston Upon Thames KT2 7HY

Approx. Gross Internal Area = 352.1 sq m / 3790 sq ft

Garage = 30.1 sq m / 324 sq ft

Total = 382.2 sq m / 4114 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

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