



HUNTERS®
HERE TO GET YOU THERE

Coombe End, Kingston Upon
Thames, KT2 7DD
Asking Price £3,700,000

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EXCLUSIVE



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A rare opportunity: An exceptional plot on one of the most sought after private roads in the surrounding area. This property is a rare find and provides an exceptional living space with over 3000 sq ft of living surface as well as generous outside area. Furthermore there is a large scope to further extend STPP.

There is a large paved driveway to the front of the property providing sufficient space to park numerous cars if need whilst the rear of the property supports various activities in summer months for entertainment as well as children's games with further potential to build a swimming pool.

The interior of a property has a luxurious finish throughout with plenty of open spaces and glowing with natural light. There is several reception rooms downstairs as well as a high specification kitchen. The property's garage has been converted into a home gym.

Upstairs there is several large bedrooms with three bathrooms. The master suite itself also boasts with an above average size walk-in bedrooms.









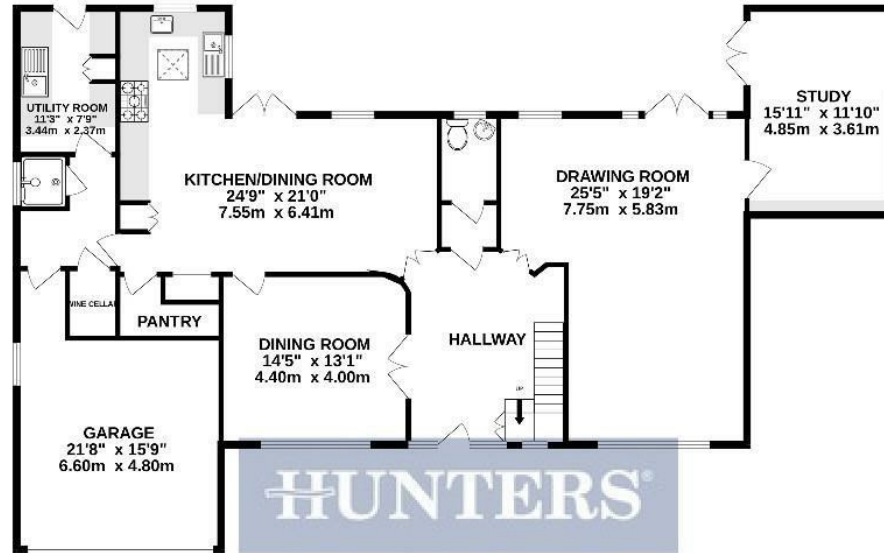
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DISCLAIMER

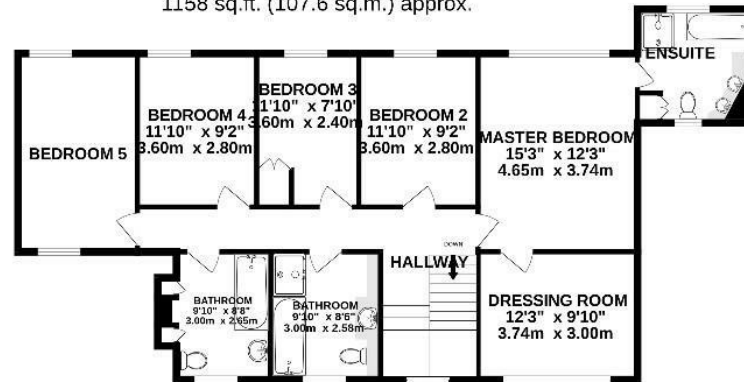
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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GROUND FLOOR
1880 sq.ft. (174.6 sq.m.) approx.



1ST FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 3038 sq.ft. (282.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0208 432 2347 | Website: www.hunters.com

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