



GREENWOODS

SALES & LETTINGS

COOMBE LANE WEST, KINGSTON UPON THAMES, GREATER LONDON, KT2

£7,500 PCM



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Stunning, modern, detached family house comprising, five double bedrooms, three reception rooms, 3 bathrooms (2 ensuite) and a ground floor WC. This outstanding property has been subject to a comprehensive programme of refurbishment and extensions in recent years, providing over 3,000 sq. ft. of smart living space, arranged over three floors. The ground floor offers a large entrance hallway, with an office/ utility room, WC and a separate reception room leading to an open plan living, dining and fully integrated kitchen. The kitchen is fully integrated and has smart matt blue units and quartz worktops, NEFF appliances, including a double oven and microwave, dishwasher, full-size fridge, and a separate, full-size freezer. There are five full size, floor to ceiling, sliding patio doors, which lead on to a south facing garden, perfect for entertaining. On the first floor there are four good-sized double bedrooms, one with an ensuite shower room, there is also a full-sized, fully tiled, family bathroom with bath and thermostatic shower. The Second floor boasts a huge double bedroom which takes up the entire top floor and is simply stunning and provides a huge amount of space for a king size bed, built in wardrobes, plus a large ensuite bathroom, with walk in shower and oversized sink.

The property benefits from off-street parking for three cars.

Based on the advertised rent a holding deposit of £1730.76 is required and a 6 week deposit of £10,384.61.

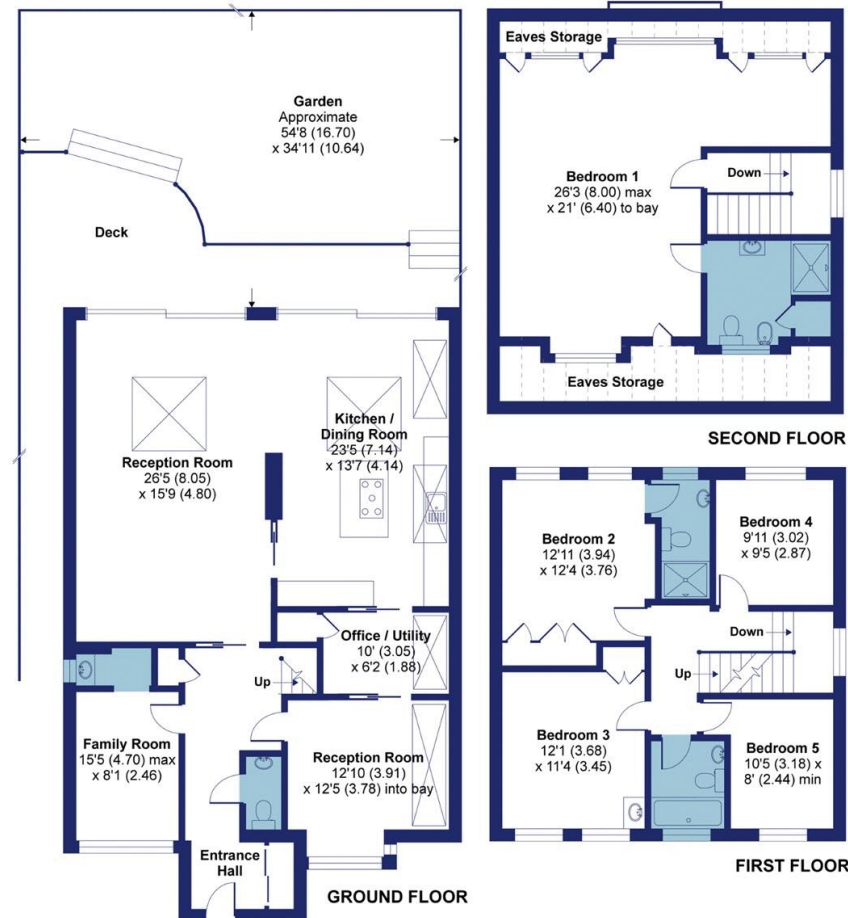


FEATURES

Coombe Lane West, KT2

Approximate Area = 2809sq ft / 290.77 sq m
 Limited Use Areas(s) = 70 Sq ft / 6.5 sq m
 Total = 2879 sq ft / 297.22 sq m
 For identification only not to scale

Denotes restricted head height




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Greenwood's Residential Sales and Lettings. REF: 696751



- Detached House
- Five double Bedrooms
- Three bathrooms WC
- Private garden
- Off Street Parking
- Closest Station: Norbiton
- EPC: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Coombe Lane West, Kingston upon Thames, Greater Lo



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