



Warren Road, London **KT2**





The Property

Located on an exclusive private road in the prestigious Coombe Estate, this enchanting five bedroom, three bathroom gated detached family home offers ample off street parking and scope to amend and improve, subject to the usual consents.

An inviting central entrance hall sets the scene and flows seamlessly through to the double length dual aspect reception room, rear aspect dining room and front aspect study. The kitchen entertaining area leads to a family room enhancing the home's airy and inviting ambience and opens gracefully onto the garden through double doors, offering an ideal space for both relaxation and entertainment.

Spread across the first floor are five well proportioned, bright and airy bedrooms including an impressive principal suite and a guest suite, while the other bedrooms benefit from the family bathroom.

There is a double garage to the front of the house and a 110 foot garden to the rear with a useful summer house.

The property comes with implemented planning permission to construct a substantial six-bedroom, four-reception detached home on the plot, presenting an exciting opportunity for future expansion (Kingston Council Planning Ref: 16/14062/FUL).

Guide Price: £3,000,000

Tenure: Freehold

Local Authority: Kingston Upon Thames

Council Tax Band: H

EPC: E





Location

This beautiful property is located on one of the coveted Coombe Estate, ideally positioned between Wimbledon, Richmond Park and Kingston, offering excellent access to Central London and London Heathrow & London Gatwick airports via the A3/M25 road network.

Coombe and Wimbledon are renowned for their commitment to educational excellence. The area boasts a world-class reputation for its schools with Marymount International, Rokeby and Holy Cross all in Coombe and Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making the area a hub for academic achievement and intellectual growth.

This fabulous area is also home to a variety of sporting amenities with horse riding, cycling, the All England Lawn Tennis club and five golf clubs, including the prestigious Coombe Hill Club.

Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar.

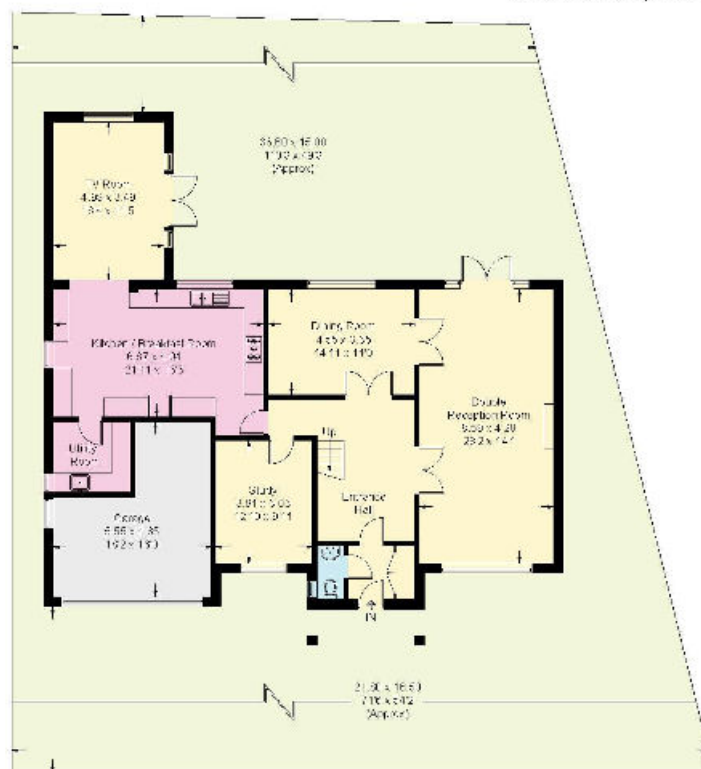






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Approximate Gross Internal Area = 277.7 sq m / 2989 sq ft
 Summer House / Garage = 32.6 sq m / 351 sq ft
 Total = 310.3 sq m / 3340 sq ft



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