



14 Warbank Lane

Kingston Upon Thames, KT2 7ES

ROBERT HOLMES
— & COMPANY —

A well kept, 5 bedroom family home in an ideal location for several excellent schools and recreational facilities

Asking Price: £1,749,000

Accommodation:

- Detached house
- Reception room
- Kitchen/dining room
- 5 bedrooms
- 3 bath/shower rooms
- Utility room
- Garage with an electric car charging point
- Off street parking
- The owner has confirmed that this freehold property is chain free and the price is negotiable

Local Borough: Kingston Council

Council Tax Band: G

EPC Rating: D

Nearest Station: 1.2 miles (Raynes Park)

Central London: 11 miles (approx.)



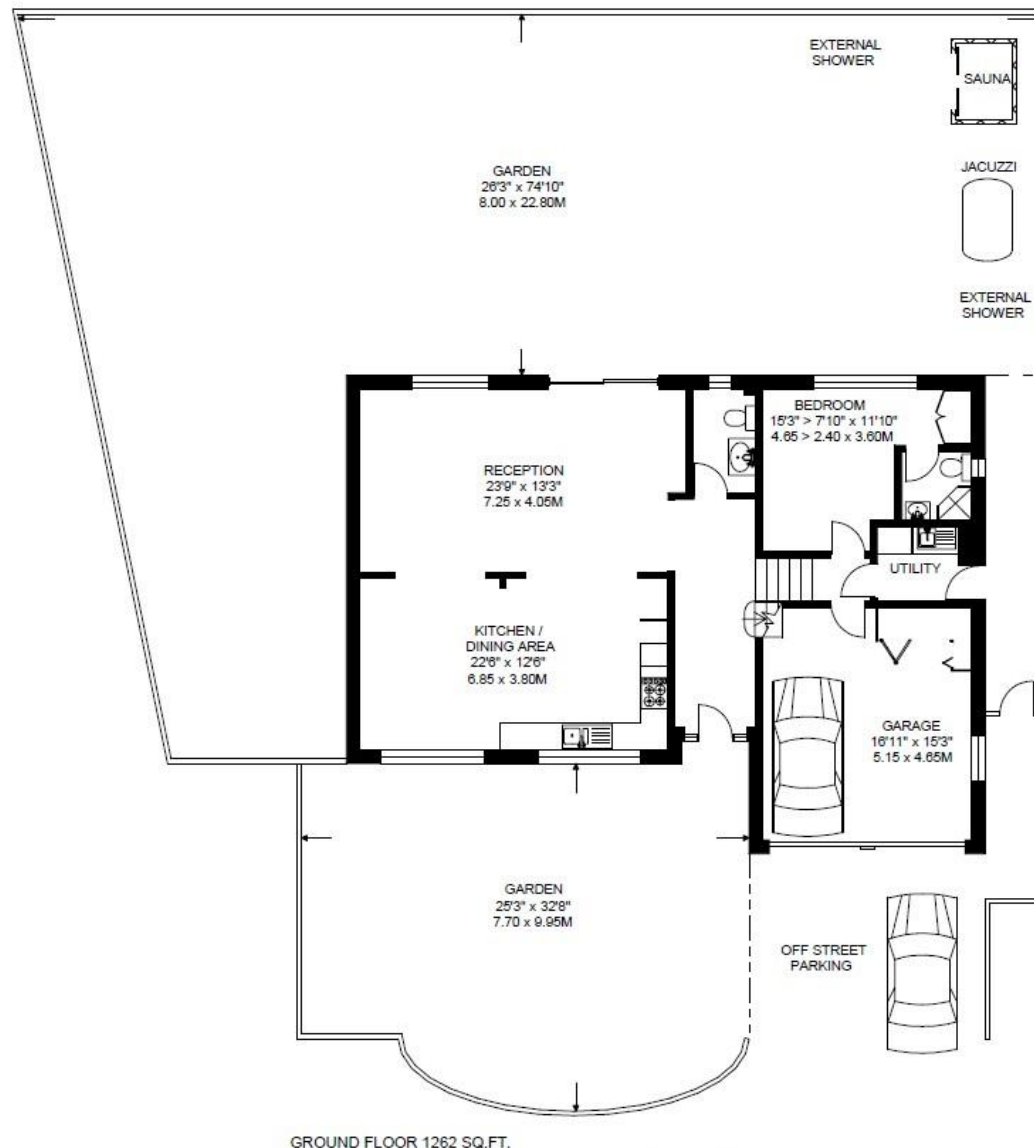
Property Description: This well proportioned home offers balanced accommodation across two floors with high ceilings, and large windows throughout allowing for plenty of natural light. The ground floor has excellent entertaining space with an open plan reception, kitchen and dining room. The reception room has vaulted ceilings, whilst the kitchen is fully fitted with built in appliances. Bedroom 5 looks towards the garden with an en suite shower room, there is also a utility room and guest WC on the ground floor. The generous garden wraps around the house and features mature shrubs and trees, a paved patio area, decked patio and level lawn, along with a hot tub, outdoor shower and sauna.

The spacious principal bedroom is on the first floor, with full width built in wardrobes and an en suite shower room. There are three further bedrooms on this floor, two of which are double sized with built in wardrobes, and a family bathroom.

There is scope to reconfigure the property to incorporate the internal garage, subject to necessary planning permissions.

Location: The area is well served for renowned State and Independent schools, and recreational facilities are also in good supply. The wonderful open spaces of both Wimbledon Common and Richmond Park are a short distance away where one can enjoy walking, cycling, horse riding and outstanding scenery. Warbank Lane is located close to Raynes Park and New Malden Stations, both of which offer fast and frequent train services to London Waterloo or towards Surrey.





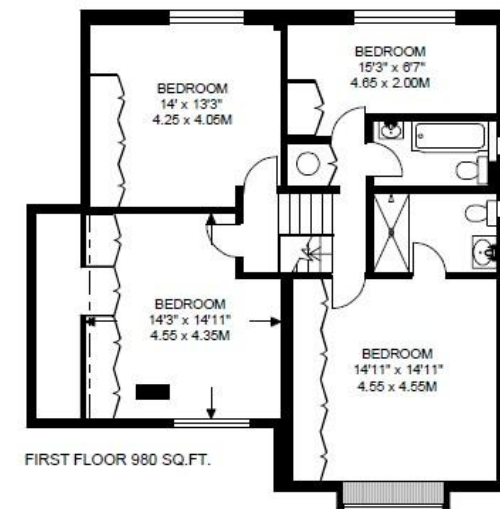
WARBANK LANE KINGSTON KT2

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2242 SQ.FT / 208.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
▨ = 23 SQ.FT / 2.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2265 SQ.FT / 210.4 SQ.M.

FRONT GARDEN 759 SQ.FT / 70.5 SQ.M.
BACK GARDEN 2327 SQ.FT / 216.2 SQ.M.



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FLOORPLAN PRODUCED FOR "JAMES NERI" by www.floorplanners.co.uk
This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.



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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.