

Hamptons

INTERNATIONAL



Lord Chancellor Walk, Kingston Upon Thames, KT2

6  4  3 

OFFERS IN EXCESS OF

£1,750,000

(£1,750,000)

Property details



Key features

- Hall
- Double Aspect Drawing and Dining
- Family Room
- Kitchen /Breakfast Room
- Bedroom 6/Study with En-Suite
- Utility Room
- Principal Bedroom with Dressing Rm
- Four Further Bedrooms
- Two Bathrooms
- Part Air Conditioned

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Description

This unusually spacious modernist home, with bright open plan accommodation, is ideal for entertaining and family use. Situated at the back of a popular development, the house is within easy reach of excellent schools, both of the private and state sector. The property is situated in a prime position within a development with a leafy aspect to the rear. The ground floor is approached via a covered entrance porch to a solid hardwood door, which leads to a tiled entrance hall, and glazed doors opening into the formal L-shaped drawing/dining with access into the family room and onto the rear garden. The kitchen/breakfast area has a wood fronted wall and base units with granite surfaces, with a range of integrated appliances and a five ring gas hob with fan. The utility room is fitted with a range of units and leads to a covered and further cooking area. The entrance hall leads into the double garage, a guest cloakroom, built in cloak cupboards and a study/bedroom 6 with an en suite shower. The first floor provides five bedrooms, four of which are double rooms, all with built in wardrobes. The principal bedroom has a dressing room and en-suite shower room. Bedroom four also benefits from access to the roof terrace. Some bedrooms also benefit from air conditioning units. The three bathrooms to the first floor are well appointed with modern fittings. Outside Unusual to most houses within this development, this property has a good-sized rear garden, which is mainly laid to lawn with a paved terrace across the rear width of the house. Situation Lord Chancellor Walk is within the Coombe Estate and is within easy walking distance to Norbiton station giving fast access to Waterloo, and has the 57 bus route. The immediate area offers a selection of schools including Coombe Hill School and Holy Cross Prep, Rokeby School and Marymount School. The location is between Kingston and Wimbledon town Centres, both offering excellent shopping. Richmond Park provides 2,638 acres of open space. Coombe Lane West, leads into Kingston Town Centre and towards Raynes Park and Wimbledon Town Centre. Both Town Centre includes a wide variety of restaurants, boutiques, a varied selection of shops, department stores, and leisure and entertainment facilities. Property Ref Number: HAM-55985















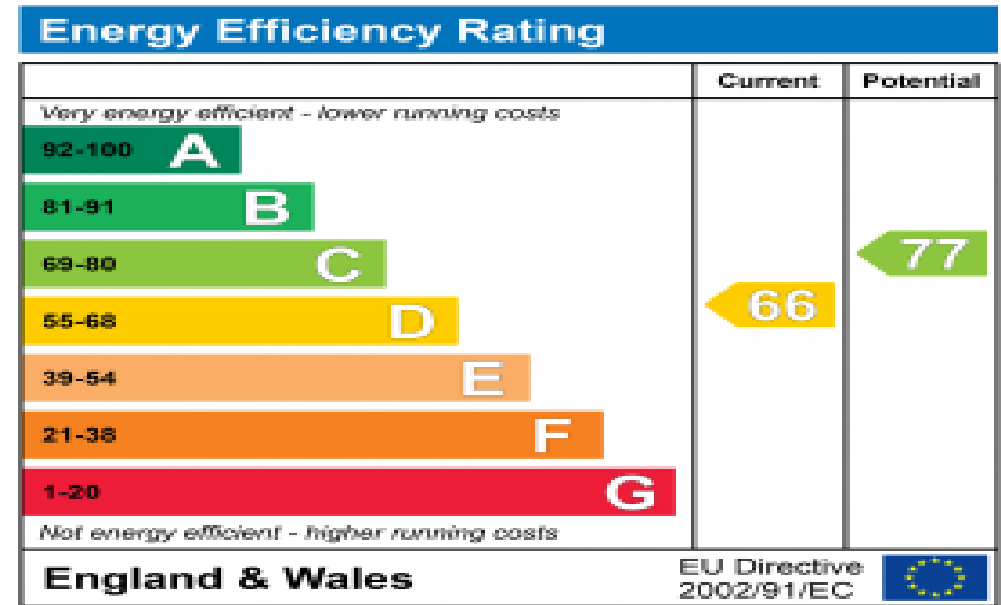












Floor plan

LAND AREA/COVERED AREA

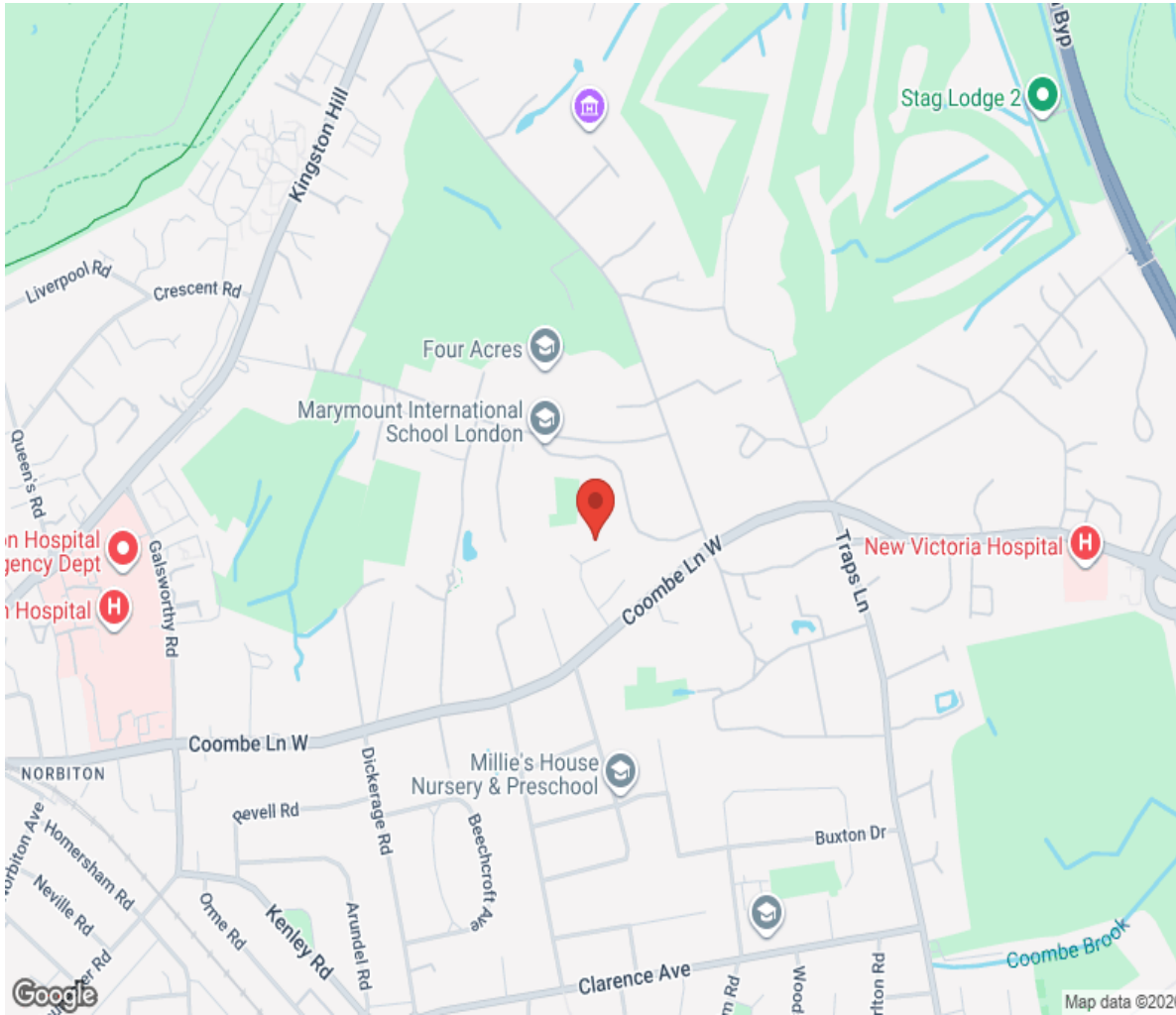
Approximate Gross Internal Area
Ground floor = 1277 sq. ft. (118.5 sq. m.)
First floor = 2250 sq. ft. (209.0 sq. m.)
Total = 3527 sq. ft. (327.7 sq. m.)

Garage
17.25 x 13.26
37'3" x 47'10"
(Approx.)



Drawn for illustration and identification purposes only.

Location



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