

6 PAGET PLACE

KINGSTON UPON THAMES, SURREY, KT2



savills

PAGET PLACE

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A charming four bedroom house in great condition on the Coombe Estate.

A well-presented house built by Octagon Developments situated in a desirable courtyard setting in the prestigious and private Coombe Hill Estate.

The house is set over two floors, offering four bedrooms, good reception space with an adjoining dining room, a double garage plus parking and a pretty, South facing landscaped garden. There is a spacious entrance hallway with storage and guest WC. The separate Poggenpohl kitchen/breakfast room features fitted units with granite surfaces and integrated appliances. The adjacent utility room offers further storage, space for appliances and access to the garden and garage. A study/additional reception room completes the ground floor.

The first floor includes the master bedroom suite with a bathroom and separate shower which overlook the garden. There are three further bedrooms and a generous modern family bathroom with double vanity unit and walk-in shower.



Accommodation

- ♦ Charming house in great condition
- ♦ Located on the prestigious Coombe Hill Estate
- ♦ Off street parking
- ♦ Landscaped South facing garden
- ♦ Double garage

Location

Set within the exclusive Coombe Estate, Paget Place is located on Warren Road and well placed for access to Central London and the South of England via the A3. Kingston and Wimbledon town centres are approximately 3 miles away and offer excellent shopping facilities, theatres and main line services to London Waterloo (Wimbledon 18min). Alternatively, New Malden rail station about one mile distant offers a regular service to London (25 min). Locally there are excellent leisure facilities including Coombe Wood Golf Club, Coombe Hill Golf Club, Richmond Park (400m away) and Wimbledon Common. The area is well renowned for its excellent schools including Rokeby, Holy Cross, Marymount International School, Wimbledon High School and Kings College.

Source of times www.tfl.gov.uk
Source of distances Google Pedometer
All measurements are approximate

Additional Information

Energy Performance: D

Viewing: Strictly by appointment with Savills.
Price on Application





Floor Plans

Approximate area 207.4 Sq m/2,232 Sq ft
 Garage 26.2 Sq m/282 Sq ft
 Total 233.6 Sq m/2,514 Sq ft
 Including limited use area (10.3 Sq m/111 Sq ft)



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