



Ballard Close, KT2

£4,500 Per Month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

Extremely spacious family house on a large secluded plot, quietly located in cul-de-sac on the private Coombe estate, close to local schools.

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms | Kitchen/Breakfast Room | 2 Garages | Off Street Parking | Large Garden | Wood Floors.

Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. This substantial detached family house is presented in excellent order throughout and offers flexible accommodation for both family living and entertaining. On the ground floor the spacious entrance hall opens to a large L-shaped dual aspect reception room. The kitchen/breakfast room has a door to the garden and there is a separate reception room ideal as a formal dining or TV room. A ground floor double bedroom and en suite shower room has the advantage of its own private entrance, making it ideal for an au pair or housekeeper or as a guest bedroom. A utility room and guest cloakroom complete the ground floor accommodation. On the lower ground floor is a large games room

with a full size billiard table. The first floor offers four good double bedrooms each with built-in wardrobes, the master having an en suite bathroom with a corner bath. The family bathroom has a jacuzzi spa corner bath and sauna.



Reception Room



Reception Room

Hamptons Wimbledon Lettings

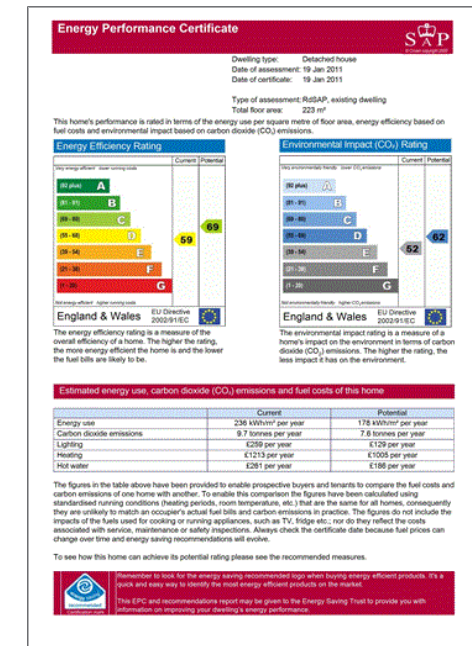
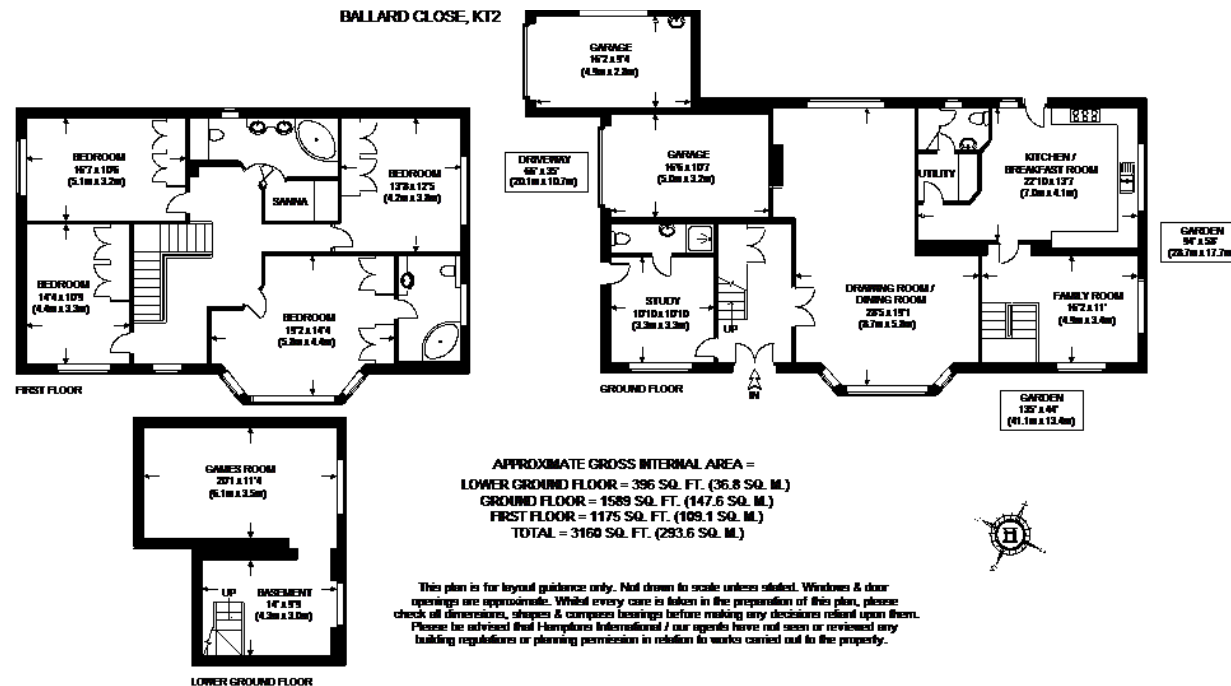
Hampton House High Street, Wimbledon
London SW19 5BA

Tel: 020 8944 1301 - wimbledonlettings@hamptons-int.com

www.hamptons.co.uk

Floorplan

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon

London SW19 5BA

Tel: 020 8944 1301 - wimbledonlettings@hamptons-int.com

www.hamptons.co.uk

HAMPTONS
INTERNATIONAL

Beyond your expectations