



Warboys Road, KT2

£6,900 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*Very well presented detached double-fronted family house with beautiful landscaped garden, backing onto Richmond Park and close to Norbiton station and Kingston town centre.*

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Kitchen/Dining Room | Utility Room | Guest Cloakroom | Garden | Garage | Off Street Parking.

### Description

Call us between our extended opening hours of 6 - 10PM Monday to Thursday to arrange an appointment. This charming double-fronted detached family home is extremely well proportioned, has been recently redecorated and has excellent ground floor entertaining space. The entrance hall leads to a bright and airy drawing room with double doors to the garden. The adjacent kitchen/dining room has an excellent range of fitted cupboards and integrated appliances including two Miele ovens. The dining area provides access to the patio and onto the garden. There is an additional sitting room with fireplace and a conservatory style bay with doors to the garden. A utility room, study and guest cloakroom complete the ground floor accommodation. On the first floor is a lovely

master bedroom with storage, en suite bathroom and a Juliet balcony with wonderful views over the garden. There are four further bedrooms and a family bathroom.

### Situation

The property is located at the top of Kingston Hill, just outside the Ladderstile Gate of Royal Richmond Park. Kingston Hill offers regular bus services and Norbiton Mainline Station offers rail services into Waterloo via Wimbledon. The area is well known for its excellent schools in both the State and independent sectors and there are numerous recreational facilities in the area including several golf clubs.

### Furnishing

Unfurnished



Reception Room



Kitchen

### Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon  
London SW19 5BA

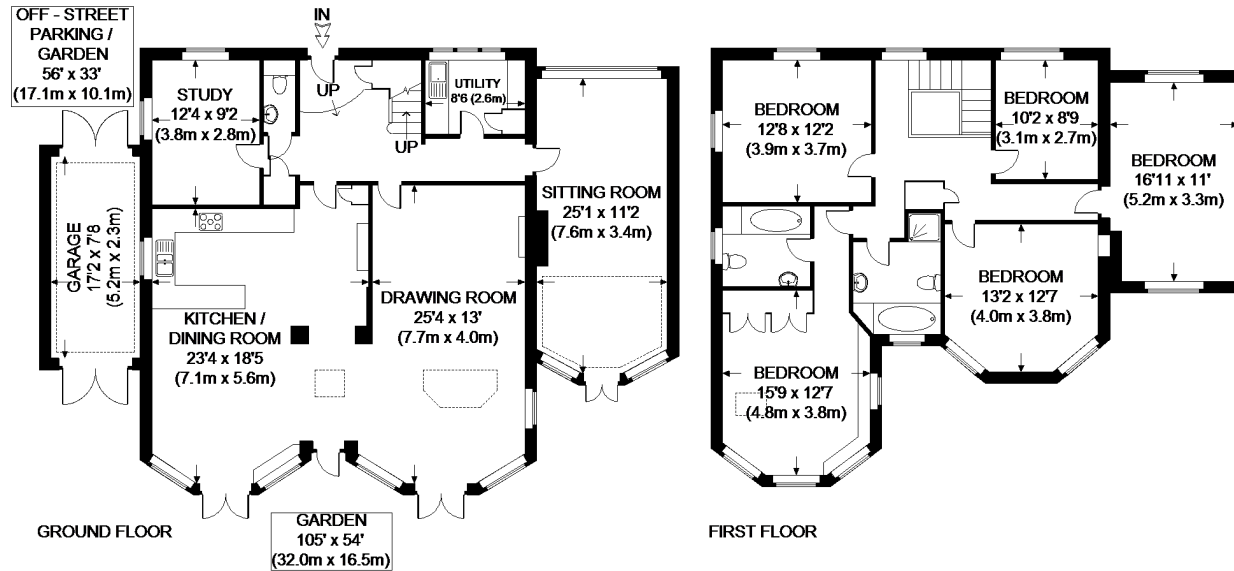
Tel: 020 8944 1301 - [wimbledonlettings@hamptons-int.com](mailto:wimbledonlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

## Energy Performance Certificate (EPC)

WARBOYS ROAD, KT2

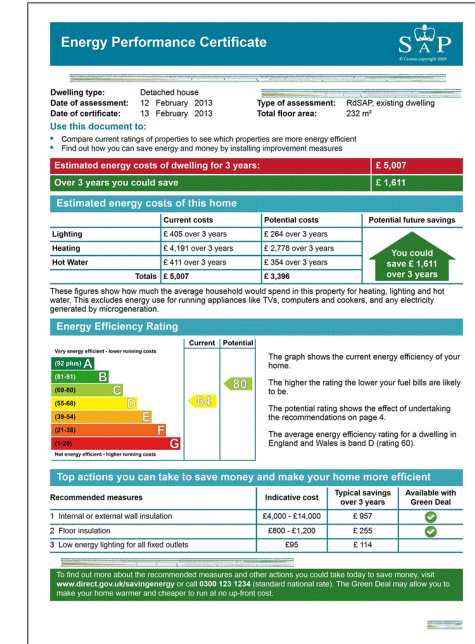
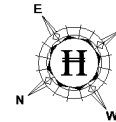


= RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX

APPROXIMATE GROSS INTERNAL AREA =  
 GROUND FLOOR = 1406 SQ. FT. (130.6 SQ. M.)  
 FIRST FLOOR = 1122 SQ. FT. (104.3 SQ. M.)  
 TOTAL = 2528 SQ. FT. (234.9 SQ. M.)

EXTERNAL GARAGE AREA = 131 SQ. FT. (12.2 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.



**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.

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