



Treetops • Coombe Estate

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*





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## Description

A superb detached family home, set over three floors, situated in the prestigious Coombe Estate. The property has been refurbished and extended to a very high standard and provides five bedrooms, excellent family/entertaining space, a south-westerly garden and a generous gated driveway. The entrance hallway, with plentiful storage, leads to the open-plan kitchen/dining/family room with bi-fold doors to the garden. The kitchen space provides an excellent range of contemporary units, quartz and walnut work surfaces with integrated appliances by Siemens. The adjacent drawing room includes a chandelier, ceiling speakers and access to the patio and garden. A study, utility room and guest WC completes the ground floor. The first floor offers four bedrooms, one with an en-suite shower room, and a luxury family bathroom by German manufacturer Keuco. A staircase with a cathedral style window leads to the second floor which provides a spacious master bedroom suite with air-conditioning, Novamobili wardrobes, walk-through dressing room and large en-suite bathroom featuring Keuco fittings. Both rooms have Juliet style balconies offering views over the garden. The house includes underfloor heating to the ground floor and external CCTV.

## Outside

Electric gates lead to the large driveway with space for 3-4 cars. The garden is south-westerly facing and includes a spacious granite terrace, water feature, external lighting and speakers, raised lawn and mature planted beds.

## Situation

Henley Drive is a desirable cul-de-sac in the highly regarded Coombe Estate and perfectly located for Coombe Hill Golf Course and sought-after schools such as Holy Cross, Marymount and Rokeby.

Norbiton Mainline Station provides rail services into Waterloo via Wimbledon and there are numerous recreational facilities within easy reach.



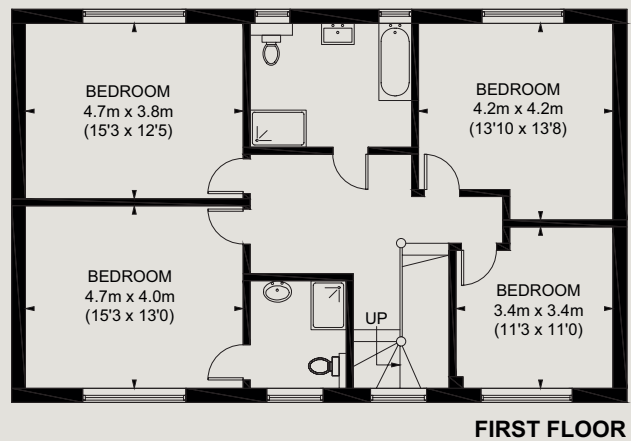
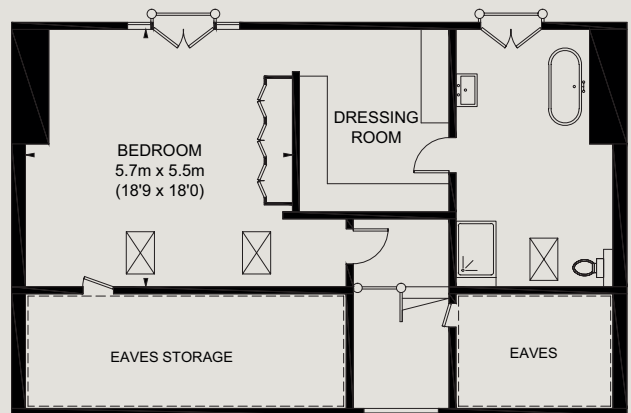
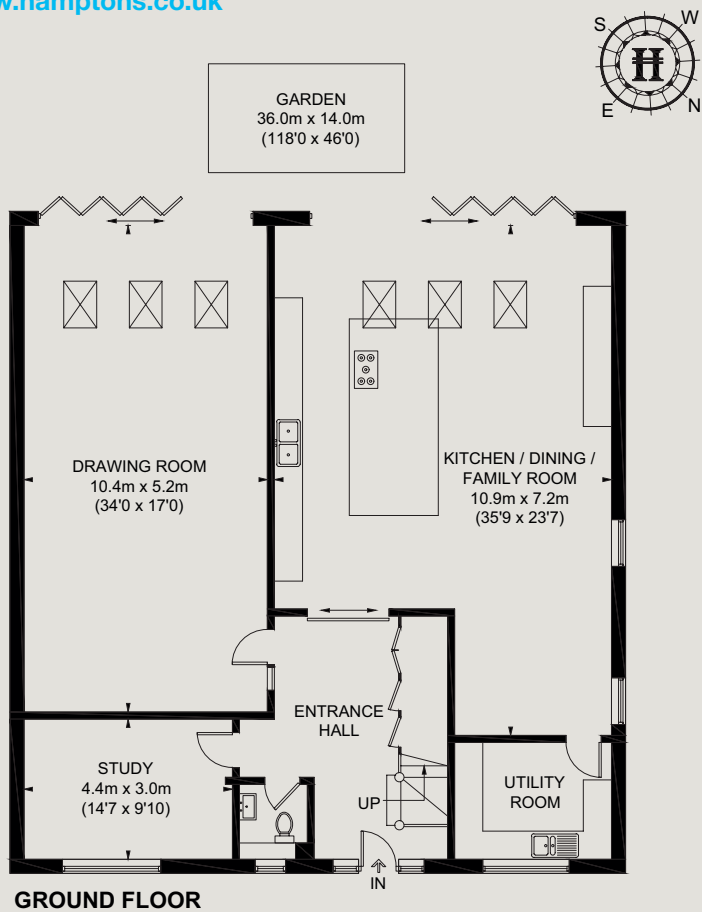




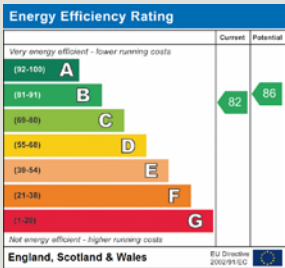








APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES STORAGE)  
GROUND FLOOR = 1848 SQ. FT. (171.7 SQ. M.)  
FIRST FLOOR = 1054 SQ. FT. (97.9 SQ. M.)  
SECOND FLOOR = 841 SQ. FT. (78.1 SQ. M.)  
REDUCED HEADROOM / EAVES STORAGE  
253 SQ. FT. (23.5 SQ. M.)  
TOTAL = 3996 SQ. FT. (371.2 SQ. M.)



**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.