



Paget Place, Warren Road  
Coombe Hill Estate, KT2



*Beyond your expectations*

# Well presented four bedroom house in the Coombe Estate

## EPC: C

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Private Estate | Link Detached | Four Bedrooms | Two Shower/Bathrooms | Drawing Room | Dining Room | Study | Kitchen/Breakfast Room | Utility Room | Double Garage | Landscaped Garden

**Guide Price £1,295,000 Freehold**

### Description

A well presented house, built by Octagon Developments, situated in a desirable courtyard setting in the prestigious and private Coombe Hill Estate. Set over two floors the property offers four bedrooms, good reception space, a double garage plus parking and a pretty landscaped garden.

A spacious entrance hallway, with storage and guest WC, leads to the generous double reception room with doors to the garden. The separate kitchen/breakfast room features fitted units, granite worksurfaces 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 a dual aspect master bedroom with dressing area leading through to an en-suite bathroom with separate shower. There are three further bedrooms and a generous modern family bathroom with double vanity unit and walk-in shower.

### Outside

To the rear of the house is a well maintained, landscaped garden. The front offers private parking and a double garage.

### Location

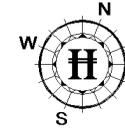
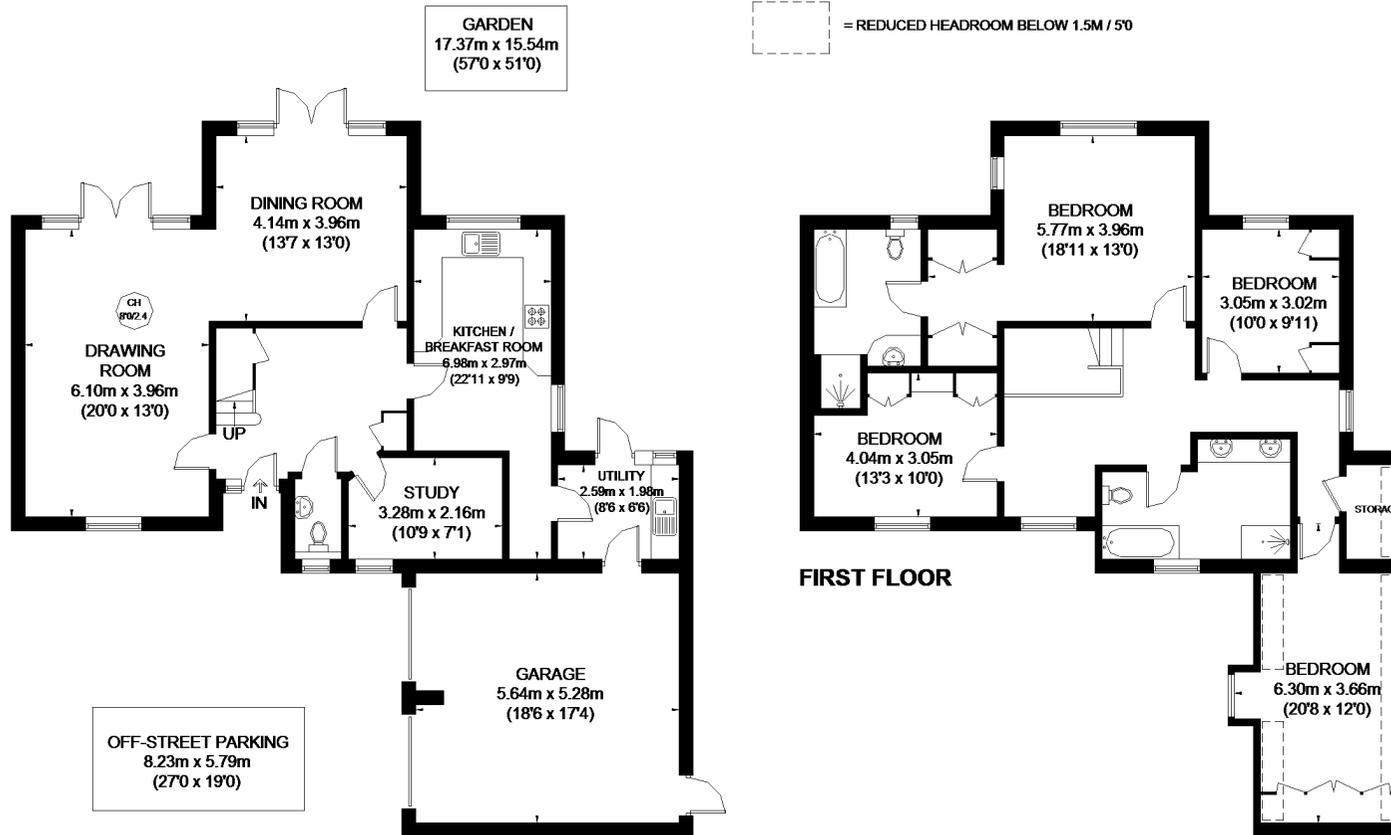
The immediate area offers a wide range of recreational facilities including golf at Coombe Hill, Coombe Wood and The Royal Wimbledon Golf courses. Located just 250m from Ladderstile Gate, the property provides easy

pedestrian access to Richmond Park, an area of outstanding beauty, providing a picturesque setting for horse riding, jogging or walking. The area is well known for its good selection of schools in the state and independent sectors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# PAGET PLACE



APPROXIMATE GROSS INTERNAL AREA  
 (EXCLUDING REDUCED HEADROOM)  
 GROUND FLOOR = 1277 SQ. FT. (118.6 SQ. M.)  
 FIRST FLOOR = 1038 SQ. FT. (96.4 SQ. M.)  
 REDUCED HEADROOM  
 63 SQ. FT. (5.9 SQ. M.)  
 TOTAL = 2378 SQ. FT. (220.9 SQ. M.)



## GROUND FLOOR

## FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and 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 (ID253319)

**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 itemised within these particulars.

