Traps Lane, Coombe, KT3

5 bedroom house - £2,295,000 freehold

New Malden Sales

Traps Lane, Coombe, KT3

£2,295,000 freehold 5 bedroom house

Foxtons.co.uk/14893413

Offering modern living throughout, this stunning 5 bedroom house boasts ample living space with 2 elegant reception rooms, stylish kitchen, 2 family bathrooms, extensive garden, self-contained annex and private garage.

KEY FEATURES

- Stunning 5 bedroom house
- Sought after location
- 2 elegant reception rooms
- Fully equipped stylish kitchen and utility room
- Extensive rear garden and self contained annex
- 2 sleek family bathrooms and guests cloak room
- Double garage and large gated driveway

LOCAL AREA

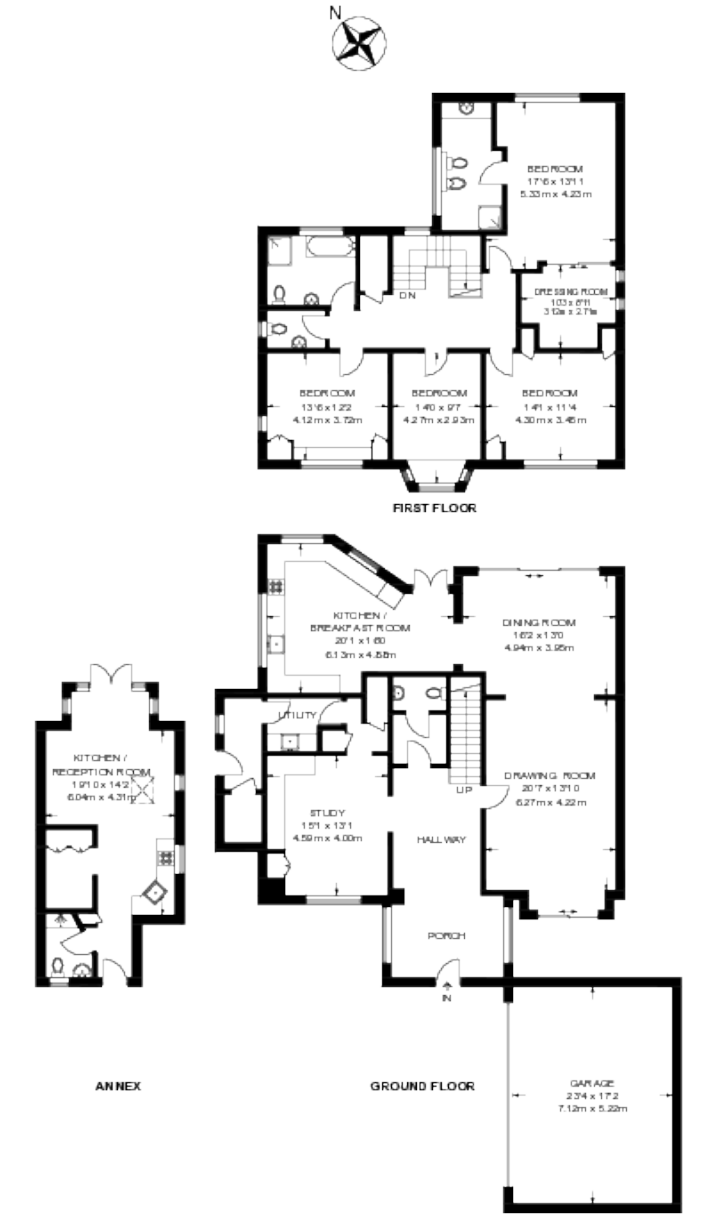
Traps Lane boasts a perfect settings moments from the varied amenities of New Malden as well as the open green spaces of Richmond Park being easily accessible. The nearest transport link is New Malden mainline station.

New Malden Rail Station
South Western Railway line, Zone 4

Norbiton Rail Station
South Western Railway line, Zone 5

Raynes Park Rail Station
South Western Railway line, Zone 4

Representation of current layout, gross internal floor area is approximately 3,469 Sq Ft (Sq M)



APPROXIMATE GROSS INTERNAL AREA = 2690 SQ FT / 250 SQ M
GARAGE = 400 SQ FT / 37 SQ M
OUTBUILDING = 379 SQ FT / 35 SQ M
TOTAL = 3469 SQ FT / 322 SQ M
This plan has been drawn for illustrative and identification purposes only.

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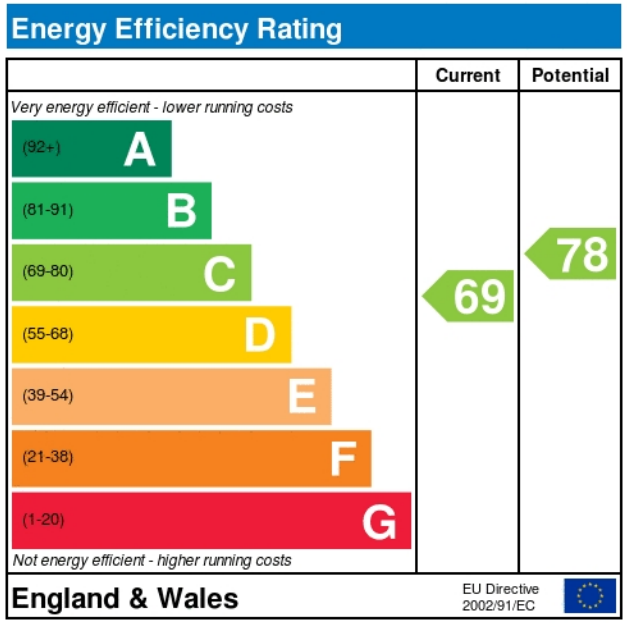

Tenure	**Freehold**
Lease Expires	**To be confirmed**
Ground Rent	**To be confirmed**
Service Charge	**To be confirmed**
Local Authority	**Kingston Upon Thames**
Council Tax	**To be confirmed**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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