

Henley Drive, Coombe, Kingston, Surrey, KT2

Monthly Rental Of £6,000

5 Bedrooms | 5 Bathrooms | 4 Reception

IVY GATE™



Summary:

Located on the impressive Coombe Estate is this exclusive five bedroom detached family home. Renovated to exacting standards this 4000sqft home offers ample living accommodation on a sizeable plot. Recently refurbished this property comprises; spacious entrance hallway with marble flooring, to the left is a living room overlooking the front garden and a beautiful reception room with lavish finishing's and a feature fireplace. This leads through to the formal dining room with vaulted ceilings, numerous Velux windows and wide sliding doors allowing plenty of natural daylight to flood in and giving direct access to the rear gardens. There is also a newly fitted kitchen/breakfast room, again finished to exacting standards in a traditional farmhouse theme with central island, dining area and integrated appliances. To the ground floor also lies a gymnasium, cloakroom and a separate utility room adjoining the kitchen with direct access to the rear garden. Leading up the stairs to the first floor you have the grand master suite, complete with his and hers dressing rooms, luxury en-suite bathroom and double doors out to a private balcony overlooking the garden. There are three further double

5 bedroom detached house

Master bedroom with balcony

Master bedroom with his and hers dressing rooms

Gym room

Integral Garage

Cloakroom

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2014

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A		Very environmentally friendly - lower CO ₂ emissions A	
(91-100)		(92-100)	
B		B	
(81-90)		(81-91)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(39-54)		(39-54)	
F		F	
(21-38)		(21-38)	
G		G	
(1-20)		(1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	47	68	43

England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

England & Wales
EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Tenure:

Council Tax: G

Local Authority:

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.