



COOMBE LANE, SW20
£5,000 PER MONTH FURNISHED

Winkworth



COOMBE LANE, SW20

This spacious six bedroom detached family home is located within walking distance to Raynes Park station and close to the A3.

The ground floor features a well sized fitted modern kitchen, two large reception rooms with period features and a shower room.

The first floor comprises four double bedrooms and family bathroom with separate WC. Located on the second floor is the spacious master bedroom with ensuite and a further bedroom.

Further benefits include air conditioning in the master bedroom and rear reception room, water softener, gas central heating, double glazing, eaves storage, garage converted into a gym and a large private South facing rear garden that is mainly laid to lawn with a raised patio area and shrub borders.

Deposit £6,923.07 (6 weeks) based on marketing rent of £5000 per month. If a higher rent is agreed, then the deposit will be increased proportionately.





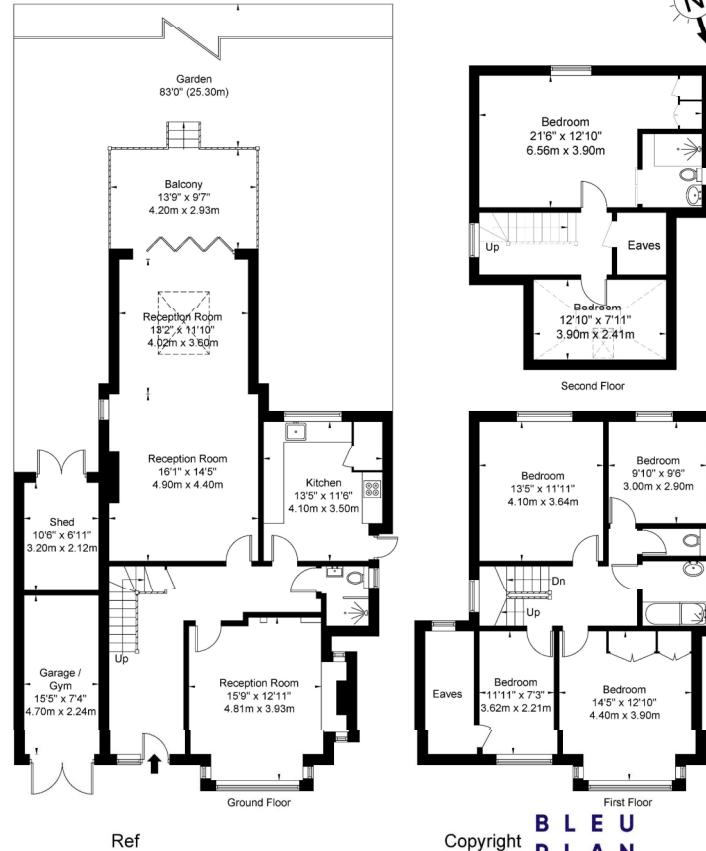
Coombe Lane SW19 7PA

Approx. Gross Internal Area = 202.6 sq m / 2180 sq ft

Garage & Shed = 17.7 sq m / 190 sq ft

Eaves = 7.9 sq m / 85 sq ft

Total = 228.2 sq m / 2455 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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