



Leavesden Road  
WEYBRIDGE, KT13

**yoodle**<sup>®</sup>  
*Success and nothing less*



Ideally located two bedroom maisonette with private garden and garage.



\*\* Unexpectedly re-available\*\*

This two bedroom maisonette is situated on the first floor, upon entry through your own private front door, you ascend the stairs to the hallway, to the left you will find the bathroom, which comprises of a three piece white suite with shower over the bath. On the right you will find the second bedroom. The master bedroom is spacious and flooded with natural light as is the reception room that boasts a fireplace. The kitchen was replaced recently as was the flooring throughout.

The garden is private and secure and offers enough space for entertaining as well as relaxing. There is a cabin that could easily be converted into a home office/hobby room once a power supply was installed. This property also has a garage and driveway.

Perfectly located for access to the A3 and M25, Weybridge station is also just over half a mile away. The Town centre is also within walking distance offering an abundance of bars, restaurants, boutiques as well as a Waitrose and Morrisons Supermarkets.





# LEAVESDEN ROAD, WEYBRIDGE, KT13 9BX

ASKING PRICE £350,000

Tenure: Leasehold

Lease Length:

Ground Rent:

Service Charge:

Local Authority:

## TOTAL APPROX. FLOOR AREA sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



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Approximate Gross Internal Floor Area = 71.9 sq m / 774 sq ft

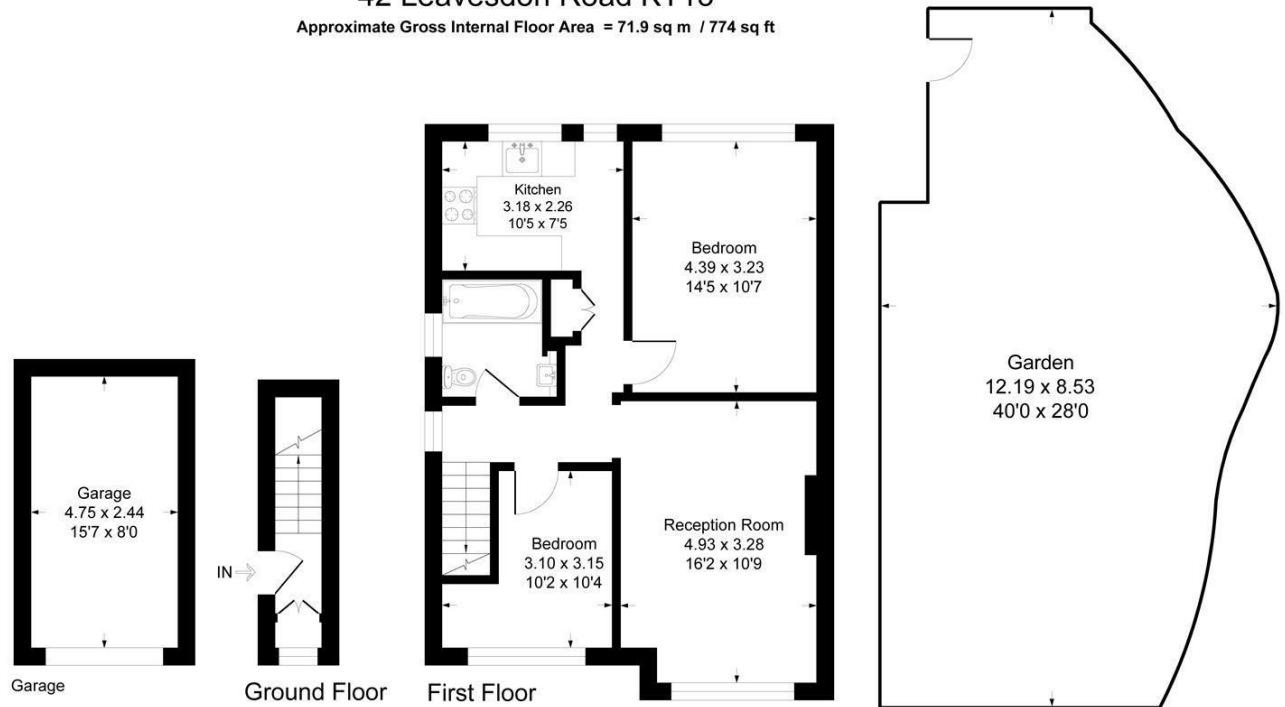


Illustration for identification purposes only, measurements are approximate, not to scale.

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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