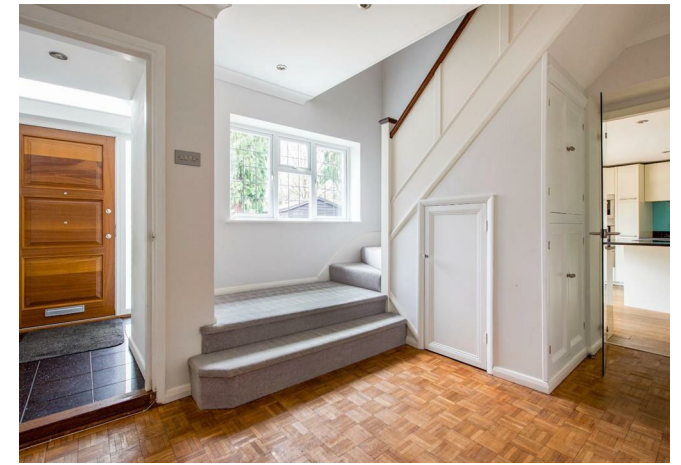




Brooklands Road
WEYBRIDGE, KT13

yoodle®
Success and nothing less

A spacious five bedroom three bathroom family home within close proximity of Weybridge Station.



Set behind electric gates, this beautifully presented five bedroom detached family home is ideally located within approximately a third of a mile from Weybridge mainline station.

This impressive property occupies a large secluded gated plot with large frontage and a detached garage. Internally the ground floor accommodation consists of a large welcoming entrance hall, downstairs wc, study, a spacious reception room with feature fireplace and French style doors out to the conservatory and a large open plan kitchen/breakfast room which really is the heart of the home. It boasts a large central island, extensive cupboard space, all integrated appliances and a further clearly defined dining area. This has a glazed door to the conservatory which leads to the rear garden. The kitchen also features bi-folding doors to the front of the property. A separate utility room completes the ground floor.

Upstairs comprises five double bedrooms with ample storage, en suite bathroom to the principal bedroom and a family bathroom.

Externally, the westerly aspect rear garden benefits from contemporary decked entertaining areas with gravelled borders, astro turf lawn and is enclosed by timber fence panelling.

The front of the property is approached by remotely operated double gates and has an extensive gravelled driveway providing parking for several cars and a detached pitched roof timber building divided as work shop and storage area.

Weybridge High Street is within easy walking distance and it is ideally located for access to the station. The property is within the catchment of several reputable state schools.

Offered unfurnished and available 20th March 2025.



BROOKLANDS ROAD, WEYBRIDGE, KT13 0RB

£4,400 PER MONTH

Local Authority:

Council Tax Band: G

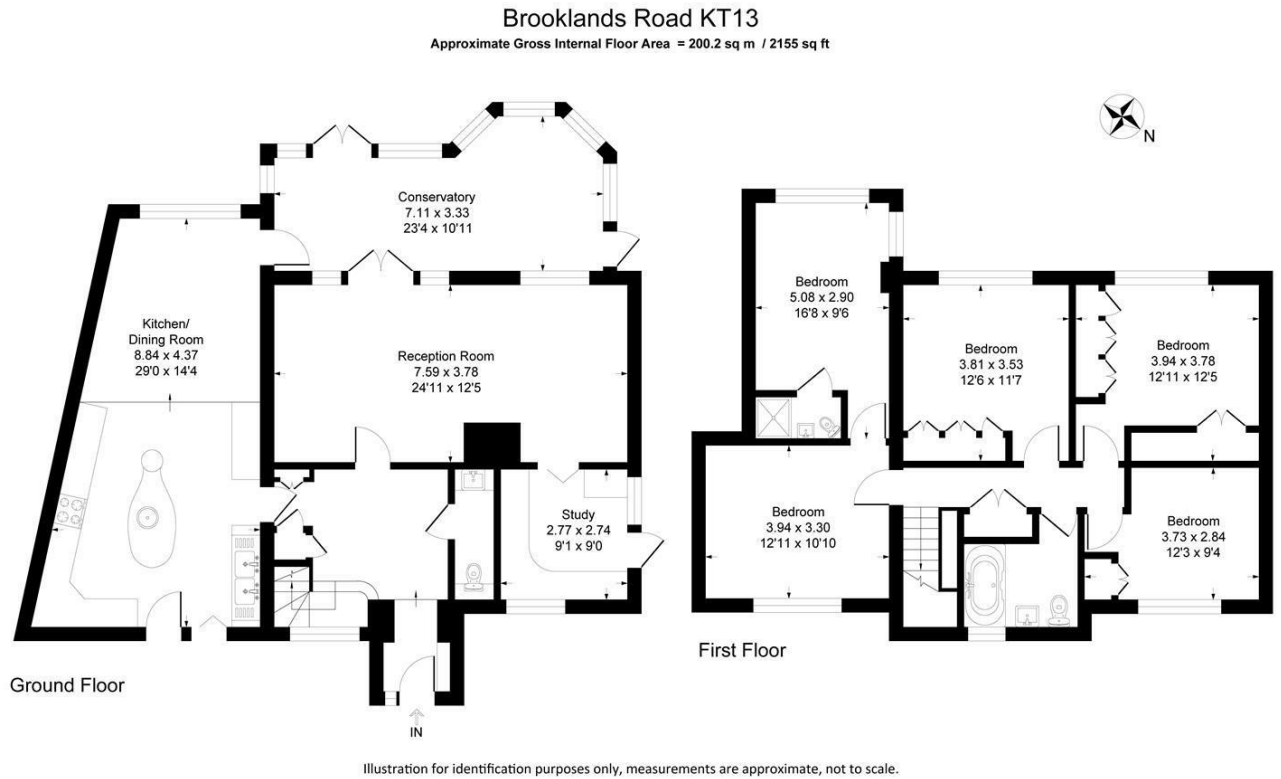
Furniture: Unfurnished

Parking:

Available Date: 20th March 2025

TOTAL APPROX. FLOOR AREA 2155.00 sq ft

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 83 | England & Wales |
| | | 68 | EU Directive 2002/91/EC |



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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