



Churchill Drive, Weybridge
Surrey, KT13



Beyond your expectations

Extended and improved three bedroom family home

Hamptons International

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www.hamptons.co.uk

3 bedrooms | cloakroom | dining room | lounge | kitchen | family bathroom | single garage | parking | garden | EPC: D

Asking Price £675,000 Freehold

Description

Located in a quiet cul de sac adjacent to the grounds of Oatlands Park and Broadwater Lake is this much improved and extended three bedroom house. The accommodation over two floors comprises an entrance hall with access to a refitted cloakroom and leading through to a dining room with a bay window and stairs to first floor. The lounge at the back of the property enjoys views over the rear garden and benefits from a feature fireplace and double doors leading out to the garden. The stunning modern fitted kitchen has Quartz worktops, porcelain floor tiles and is fitted with soft cashmere high gloss handleless units, there is also direct access to the garage and garden from the kitchen. To the first floor there are three good size bedrooms, with two bedrooms benefitting from fitted storage and all are serviced by the modern fitted family bathroom. The property also benefits from a single garage to the side of the property with off street parking and is double glazed throughout.

Outside

The rear garden is mainly laid to lawn with a patio area to enjoy the evening sun.

Location

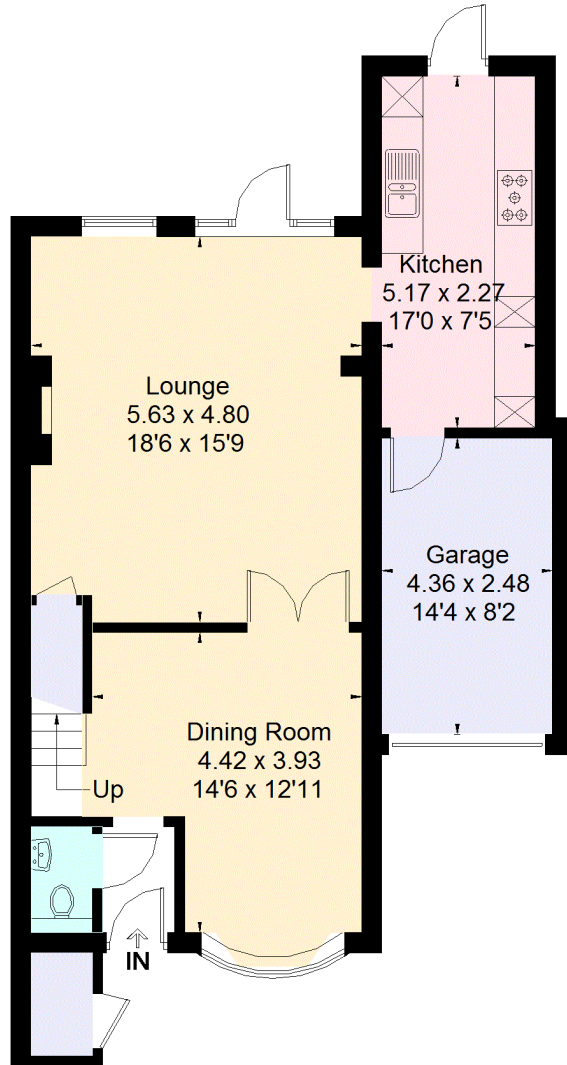
Situated on the edge of Oatlands village the property is within good proximity of local state primary and junior schools, with local shops in Oatlands village being within 1/2 mile. Weybridge town centre is within a mile and a quarter providing an excellent range of bars, banks,

restaurants and shops and numerous tennis, golf and health clubs. Weybridge & Walton stations serve London Waterloo and the A3 for London, and both Gatwick and Heathrow airports via the M25 are accessible.

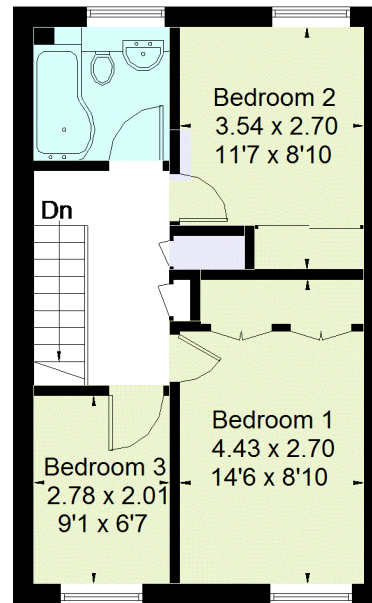


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Approximate Gross Internal Area
115.6 sq m / 1244 sq ft
(Including Garage)

Floorplanz © 2016
0845 6344080 Ref: 169431

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

