# Vale Close, Weybridge

Surrey, KT13

HAMPTONS INTERNATIONAL

*Beyond your expectations*

# *Four bedroom link detached family home*

**Hamptons International**
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**www.hamptons.co.uk**

Four bedrooms | open plan kitchen/dining/lounge | family room | cloakroom | two bathrooms (one en-suite) | landscaped garden | garage | off street parking | EPC C

## Asking Price £775,000 Freehold

### Description

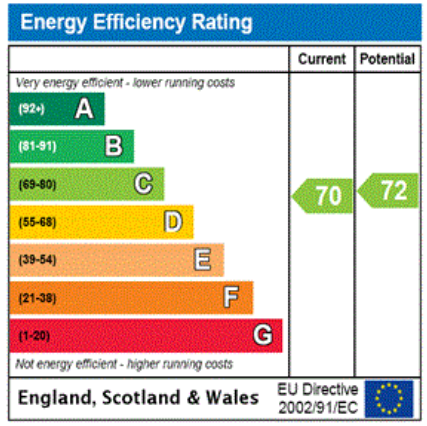
Located in the heart of Oatlands Village and within close proximity to both Oatlands Infant school, Cleves school and currently within the catchment of Heathside Secondary school, is this linked detached four bedroom family home in a popular residential road. This superbly presented and surprisingly spacious four bedroom property provides an ideal opportunity for those purchasers looking to acquire a family home which is ready for immediate occupation. The current owners have remodelled and updated the property to a high standard and the layout is ideal for modern family living. The entrance hall with French oak flooring leads to the downstairs cloakroom and to the principal reception room. This is a bright, open plan space is across the back of the house with Bi fold doors leading out to the garden this room also benefits from French oak flooring. There is a dining area and lounge area in this space and is open plan to the stunning modern fitted kitchen which offers plenty of storage cupboards, built in appliances and a large breakfast bar. There is a second reception room currently used as a family room but could utilised as a study or second sitting room. There is access to the garden and the garage from this room. Upstairs there are four bedrooms, the master bedroom has the benefit of built in cupboards and a refitted en-suite shower room. The remaining three bedrooms are serviced by the refitted family bathroom.

### Outside

The rear garden has been cleverly landscaped with a superb entertaining area with BBQ and an ideal space for alfresco dinning. There are steps that take you to the remainder of the garden which has plenty of lawn for children to play and pretty flower beds. The front has off street parking for one car and access to the garage.

### Location

Oatlands village is an attractive area with its own identity being located between both Walton and Weybridge. The local amenities are within a few 100 yards and well served with popular schools. Queens Road shops and Weybridge town centre are within 1 mile and 1.5 miles respectively both providing a vibrant high street with bars, banks restaurants and shops. The local area has an excellent range of recreational facilities including tennis, golf and health clubs and access to the attractive countryside surrounding the river Wey and Thames. The property is located conveniently for both Weybridge and Walton mainline station, both providing fast and frequent rail service into London Waterloo. There is easy access to London via A3 (4 miles) and junction 11 of the M25 (3 miles). Both Heathrow and Gatwick Airports are within easy reach and lie approximately 8 and 30 miles respectively.



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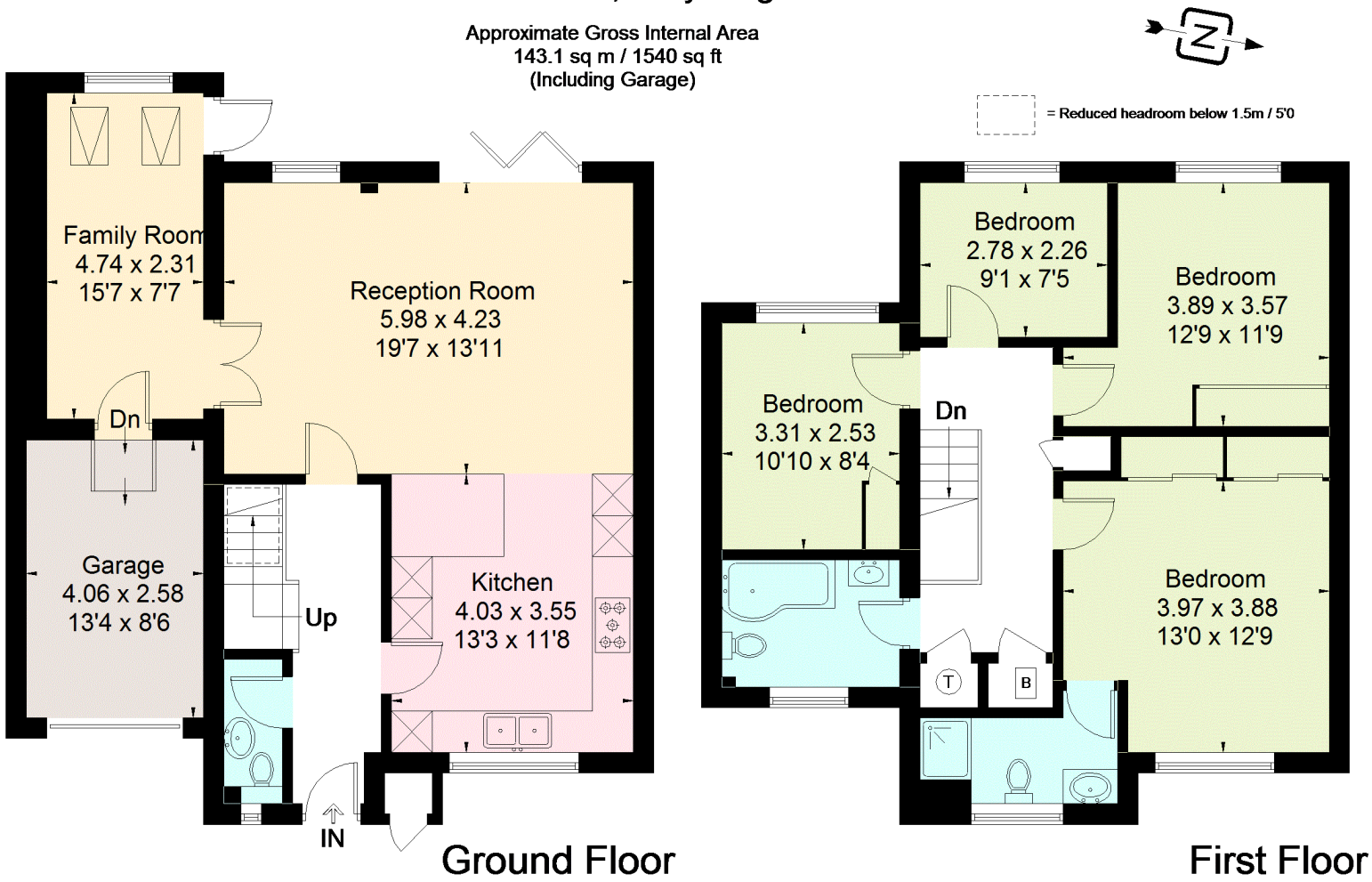
Approximate Gross Internal Area
143.1 sq m / 1540 sq ft
(Including Garage)




FLOORPLANZ © 2016 0845 6344080 Ref: 174730
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.

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