



John Cobb Road, Weybridge, KT13 0TE





Three bedroom homes with large gardens and driveway parking rarely become available in Weybridge at this price, especially this close to Weybridge mainline railway station. A walkway at the end of the road leads directly to the station, with the A3/M25 motorway links also within easy reach of this well located property.

The accommodation consists of an entrance hallway with doors leading to the sitting room and the kitchen breakfast room. The light and bright lounge is double aspect with a window to the front and a door leading to the conservatory which also has double doors opening onto the large patio area and rear gardens. The kitchen/breakfast room is spacious and fitted with a range of eye and base level units, integrated oven and hob, tiled flooring, and door to the rear garden.



Upstairs there are three bedrooms. Two of the double bedrooms have built in wardrobes with white shutters. The third bedroom overlooks the rear garden. The bedrooms are served by a family bathroom with a white suite, shower over the bath, and a separate WC.

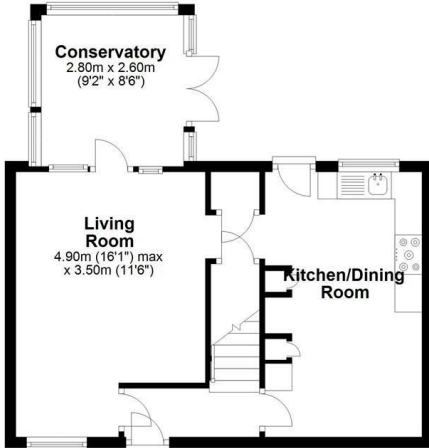
Externally the excellent size garden has a large patio area which is ideal for entertaining and al fresco dining, a raised lawn area with mature trees offers extra privacy. To the front there is driveway parking.



Freehold

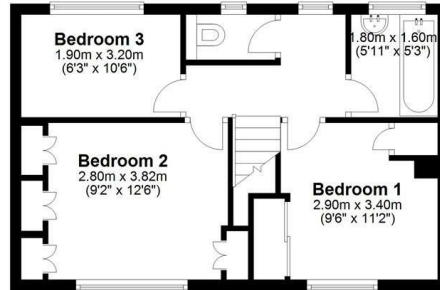
### Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

EPC Rating: 57 D





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