



Julian Hill, Weybridge, KT13 0RA







Tucked away in the sought-after cul-de-sac of Julian Hill, this well-presented three-bedroom home offers the perfect blend of convenience and comfort. Ideally positioned just moments from Weybridge mainline station, it's a fantastic choice for commuters while remaining close to the town centre and some of Weybridge's most popular and sought after schools.

Step inside to discover deceptively spacious accommodation, filled with natural light throughout. A generous entrance hallway welcomes you in and leads to a modern kitchen, complete with a range of stylish eye and base level units. The open-plan reception room is a real highlight—bright and versatile, with plenty of space for both living and dining areas, and patio doors that open onto the beautifully maintained southeast-facing rear garden.

Upstairs, the principal bedroom is airy and spacious, featuring built-in wardrobes and peaceful views of the garden. Two further well-sized bedrooms and a modern bathroom complete the upper level.

Outside, the rear garden enjoys a sunny southeast aspect and is mainly laid to lawn with mature shrubs and a patio. The property also benefits from a front garden and a garage located in a nearby block.

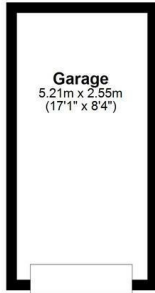
This is a rare opportunity to secure a lovely home in one of Weybridge's most convenient and desirable locations.

Freehold

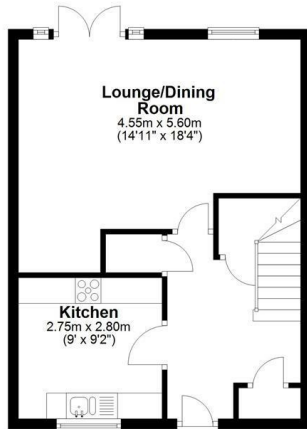


## Ground Floor

Main area: approx. 40.9 sq. metres (439.7 sq. feet)  
Plus garages, approx. 13.3 sq. metres (143.1 sq. feet)



**Garage**  
5.21m x 2.55m  
(17'1" x 8'4")

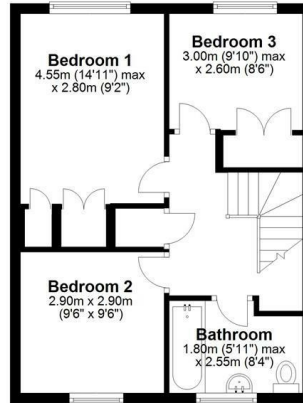


**Lounge/Dining Room**  
4.55m x 5.60m  
(14'11" x 18'4")

**Kitchen**  
2.75m x 2.80m  
(9' x 9'2")

## First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



**Bedroom 1**  
4.55m (14'11") max  
x 2.80m (9'2")

**Bedroom 3**  
3.00m (9'10") max  
x 2.60m (8'6")

**Bedroom 2**  
2.90m x 2.90m  
(9'6" x 9'6")

**Bathroom**  
1.80m (5'11") max  
x 2.55m (8'4")

Main area: Approx. 82.2 sq. metres (884.5 sq. feet)  
Plus garages, approx. 13.3 sq. metres (143.1 sq. feet)

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



EPC Rating: 70 C







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