



Ridgewood, Weybridge





A stunning and immaculately kept four bedroom modern townhouse.

On entry you are greeted with space. There is a wide staircase leading down to an open plan kitchen / dining / reception room, which leads out to a patio and stairs taking you to the garden.

The formal reception room is found on the raised ground floor, boasting floor to ceiling windows so giving you a great view of your large West facing garden to the rear.



Tenure: Freehold

Local authority: Elmbridge

Council tax band: G

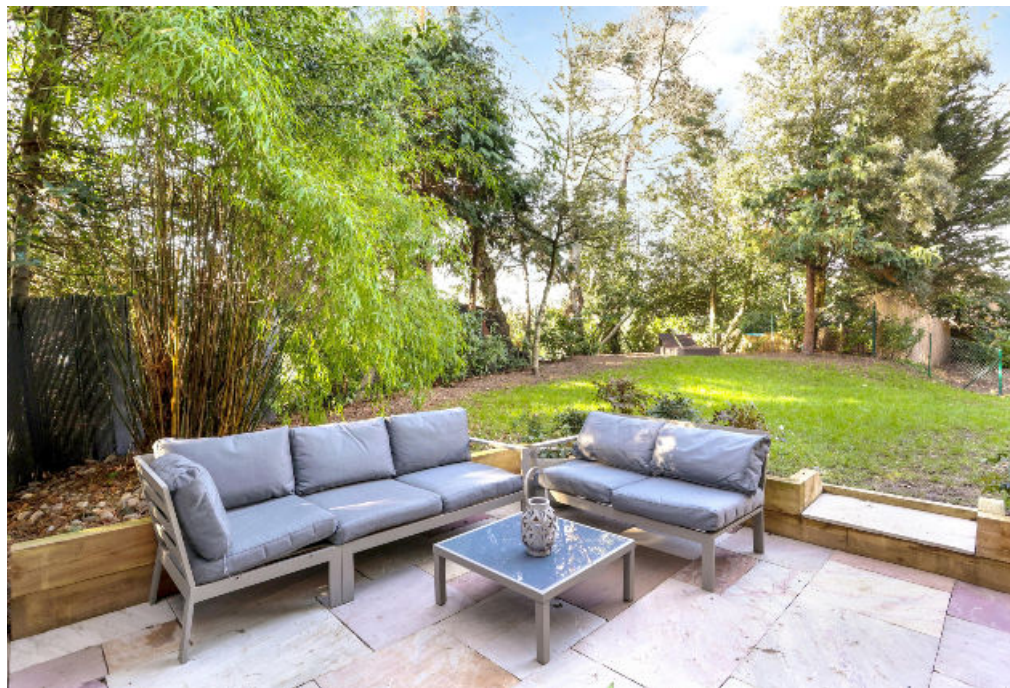
The en suite principal room is found on the first floor; again boasting floor to ceiling windows and so giving you a perfect view of the garden.

The en suite second bedroom is on the first floor, with two further double bedrooms and a family bathroom found on the second floor.

To the rear of the garden is a studio, which is flexible in use. It could be a gym, play room or home study.

The house further benefits from two allocated underground parking spaces, with access to the house to the kitchen / dining room, a utility and a downstairs w/c.







Local Area

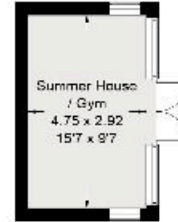
The sought-after area of Weybridge is popular with families and young professionals alike. The local, regular, train service takes you to London Waterloo in a mere 30 minutes and there is easy access to London via the A3. The M25 allows easy access to Heathrow and Gatwick.

Weybridge has well-regarded schools, including St George's and the ACS Cobham International School is located in nearby Cobham. There are many sports clubs including tennis, cricket, football, rugby, water sports, and an assortment of golf courses.

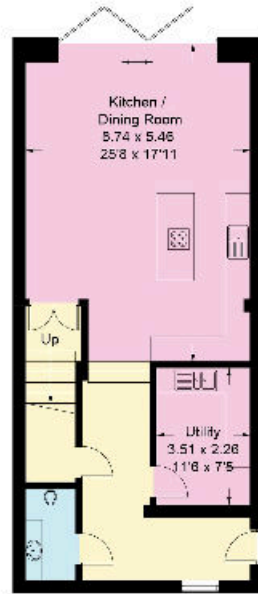
Weybridge town centre has a variety of shops, bars, and restaurants. There is plenty of green open space and several attractive riverside walks for weekend relaxing.

Brooklands Road, KT13

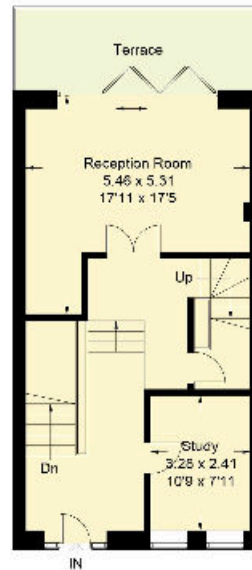
Approximate Gross Internal Area = 233.8 sq m / 2517 sq ft
 Summer House / Gym = 13.9 sq m / 150 sq ft
 Total = 247.7 sq m / 2667 sq ft



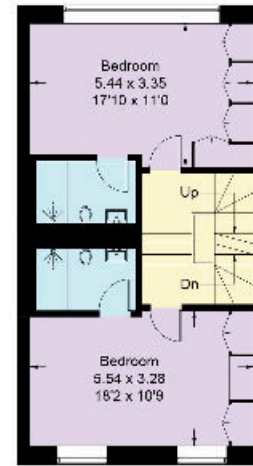
(Not Shown In Actual Location / Orientation)



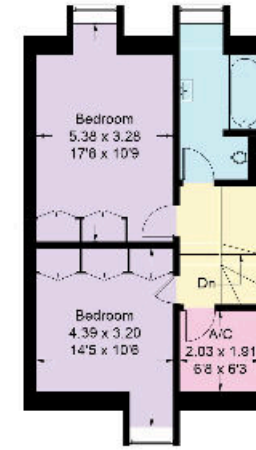
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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We would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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