



Cavendish Road, Weybridge





A bespoke modern family home.

Bespoke designed, contemporary home with high quality and style throughout. The accommodation is presented over three floors with functionality and style blended perfectly together to provide a home with a level of adaptability suitable for modern living. The centre piece is the kitchen dining family room which is the hub of the home, there is also a sitting room and separate study/family room providing an ideal balance of ground floor accommodation.



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3



3



EPC

B

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band G



Of note is the Japanese style glass wall between the sitting room and hallway. On the first floor is the sumptuous principal bedroom with built in wardrobes, spacious en-suite bathroom and vaulted ceiling, there are also two other bedrooms and a family bathroom, on the second floor is the fourth bedroom and another luxury bathroom. Notable features include underfloor heating, wiring for SONOS, electric gates, Siemens appliances, Quooker tap, Villeroy & Boch sanitary ware and a 10-year New Home Warranty from when the property was built in 2020.





Externally the rear garden is created with ease of maintenance in mind and is a peaceful haven ideal for relaxation and entertaining, to the front behind electric gates there is driveway parking for two vehicles.

Location

The property is well located for Weybridge train station with excellent links to London Waterloo.

Weybridge's town is conveniently located along with the village cricket green and Queens Road area with its wide range of boutique shops and restaurants. The town centre offering everyday conveniences including Waitrose and a number of café's, pubs and restaurants along with the River Thames.

The town has a number of leisure pursuits available including two health clubs, Weybridge Health and David Lloyd along with St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum.

There are a number of excellent private schools in the area including St. George's College and Junior, Feltonfleet, Notre Dame, Sir William Perkins and The ACS International School as well as the state secondary school, Heathside.

The A3, M25 and the M3 are within easy reach alongside bus routes which go directly to Walton-on-Thames, Hersham, Kingston and Guildford. The train station is located on the edge of town and provides regular service to London Waterloo. London Heathrow and Gatwick airports are accessed via the M25.

Distances

Weybridge station 0.5 miles, Weybridge 1.3 miles, Cobham 4 miles, Kingston 9 miles, Guildford 12.5 miles, Central London 22 miles (All distances are approximate).

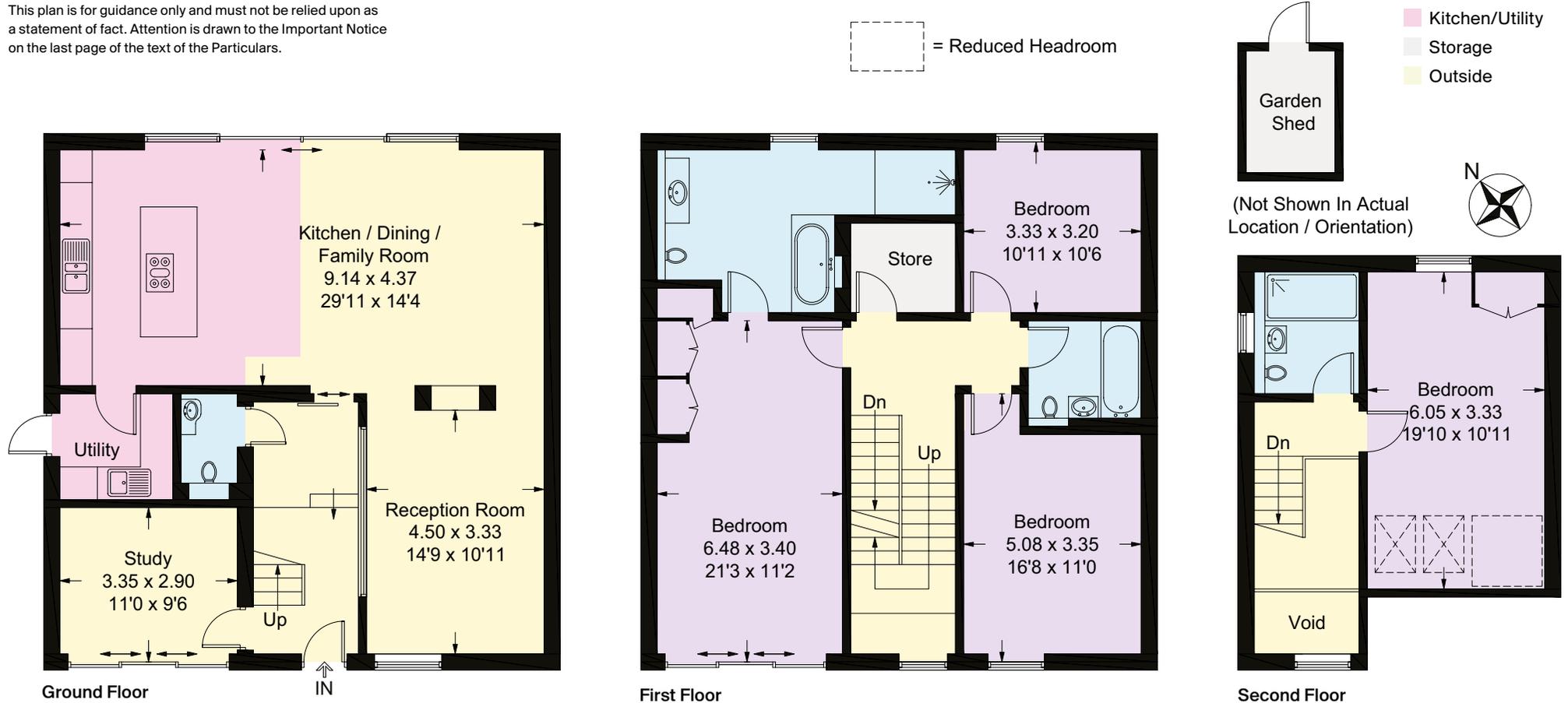


Approximate Gross Internal Floor Area

208.1 sq m / 2240 sq ft

Garden Shed = 3.8 sq m / 41 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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