





## QUEENS ROAD WEYBRIDGE, KT13

ASKING PRICE: £1,690,000

Located in a gated development stands this truly stunning modern five bedroom family home presented in immaculate condition throughout with high specification fixtures and fittings, modern kitchen / diner, cinema and underground secure parking this house does not disappoint. Offering versatile space over four floors the ground floor provides access to a stunning reception, guest W.C and modern open plan Kitchen / dining room with integrated appliances, central island, breakfast bar, with additional space for Dining table which leads to the private garden through French doors.

The lower ground floor benefits from a cinema room with French doors leading out to a light well, providing an additional seating and entertaining area, and a utility room

The top two floors offer five bedrooms in total with four bathrooms, with the master suite itself provides stunning rear aspect views, dressing room which leads to a luxurious en suite bathroom.

Externally, there are two underground secure parking spaces that can be directly accessed from the house, whilst the rear garden benefits from a paved patio area, low maintenance artificial grass, raised flower beds and a beautifully constructed decked pergola with storage, power supply, and barbecue area.

Well positioned for access for the 35-minute journey to Waterloo from either Weybridge or Walton stations. The property is within

## **KEY FEATURES**

- · Modern House
- Stunning Condition
- · Five Bedrooms
- · Kitchen / Diner
- Four Bathrooms
- · Underground Secure

















Total area (approx.): 259.9 sq. m (2,797.5 sq. ft)
Outbuilding / Summer Space: 17.2 sq. m (185.1 sq. ft)

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.