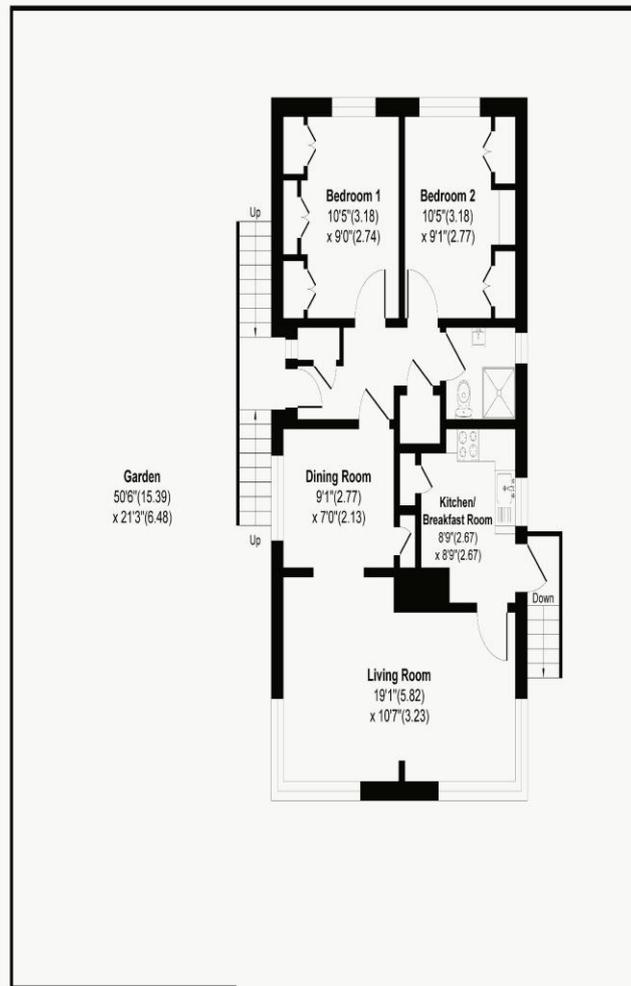




**17 Woodlands Weybridge Park Estate Addlestone Surrey KT15 2RQ**

**£195,000**





### GROUND FLOOR

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



A well maintained two-bedroom detached park home, perfectly positioned within the highly regarded Weybridge Park Estate. This is a residence that immediately feels like home, offering a bright and airy atmosphere that is often sought but rarely found in such a manageable package. Tailored exclusively for the over 50s, the estate provides a community-driven lifestyle while remaining remarkably well-connected to the vibrant hubs of both Addlestone and Weybridge. Upon entering, you are greeted by a dual-aspect living area that truly serves as the heart of the home. The clever use of expansive glazing allows natural light to flood the space, creating a warm and inviting environment for relaxation. The kitchen is neatly offset from the main lounge, providing a practical layout that keeps the cooking space separate while maintaining an open, social flow. Both bedrooms are doubles, boasting the rare benefit of integrated wardrobe storage, which ensures the rooms remain clutter-free and spacious. The accommodation is completed by a modern main bathroom, thoughtfully designed with a walk-in shower for ease of use and accessibility. Externally, the home continues to impress with a side garden that is significantly larger than the average plot found on the park. This private outdoor space offers a wonderful canvas for those with a green thumb or simply a lovely spot to enjoy a morning coffee in the fresh air. Convenience is a key theme here, with private off-street parking located directly alongside the property, supplemented by additional visitor parking within the estate. Located just a short distance from local amenities and transport links, this is a fantastic opportunity to secure a lovely home in a popular residential park.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.