

16, Park Lawn Road, Weybridge, Surrey, KT13 9EU

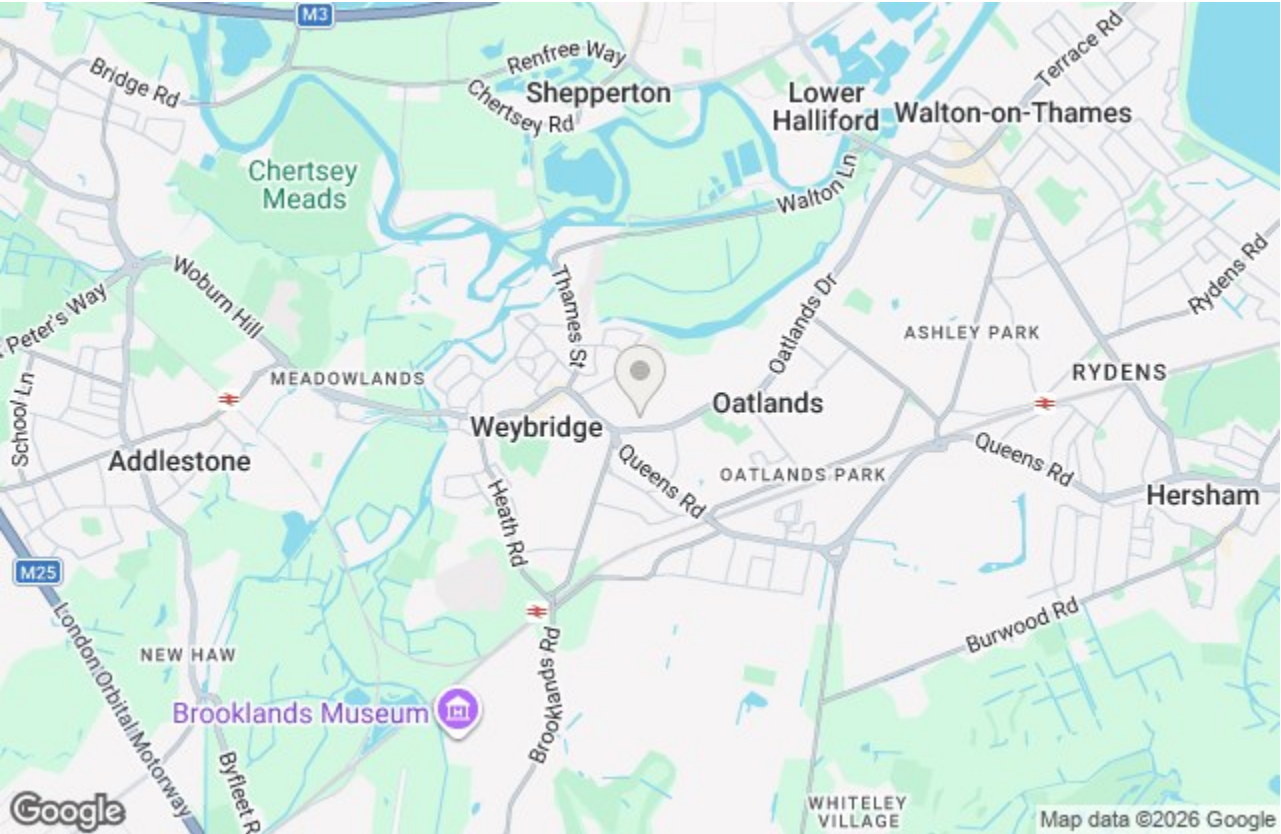
| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) A                                 |                                                                                                           |           |
| (81-91) B                                   |                                                                                                           |           |
| (69-80) C                                   |                                                                                                           |           |
| (55-68) D                                   |                                                                                                           |           |
| (39-54) E                                   |                                                                                                           |           |
| (21-38) F                                   |                                                                                                           |           |
| (1-20) G                                    |                                                                                                           |           |
| Not energy efficient - higher running costs |                                                                                                           |           |
|                                             | 71                                                                                                        | 78        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                             |           |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                     | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                             |           |
| (92 plus) A                                                     |                                                                                                             |           |
| (81-91) B                                                       |                                                                                                             |           |
| (69-80) C                                                       |                                                                                                             |           |
| (55-68) D                                                       |                                                                                                             |           |
| (39-54) E                                                       |                                                                                                             |           |
| (21-38) F                                                       |                                                                                                             |           |
| (1-20) G                                                        |                                                                                                             |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                             |           |
|                                                                 |                                                                                                             |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |



Per Calendar Month £4,995 Per Calendar Month

Harmes Turner Brown are delighted to offer this lovely five bedroom, family style home with a fantastic entertaining space with four reception rooms. The property is perfectly situated between Oatlands Village and Weybridge town centre. This attractive semi detached house offers an abundance of outside space, with a private garden and a large communal garden, of which this property benefits from being situated at the end of, offering a little more exclusivity, and internally a naturally lit, bright space. The accommodation comprises on the ground floor; entrance hall, cloakroom, under stairs storage, there are doors leading to the living areas, modern kitchen with Bosch integrated appliances and a breakfast bar. To the first floor is the master bedroom with fitted wardrobes and spacious en suite bathroom with four piece suite, four further double bedrooms, all with fitted wardrobes and a recently fitted modern family shower room. Externally this family house benefits from driveway parking for 3 vehicles in addition to on street parking and paved/lawned rear garden with a gate leading to a large communal lawn - this property's occupants having use of the more private end section. Available immediately - UNFURNISHED. Council tax band G. EPC rating C.



Park Lawn Road, Weybridge, Surrey, KT13 9EU



- AVAILABLE IMMEDIATELY
- PRIVATE & COMMUNAL GARDENS
- EPC RATING C
- UNFURNISHED
- OFF STREET PARKING FOR THREE VEHICLES
- COUNCIL TAX BAND G

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract