

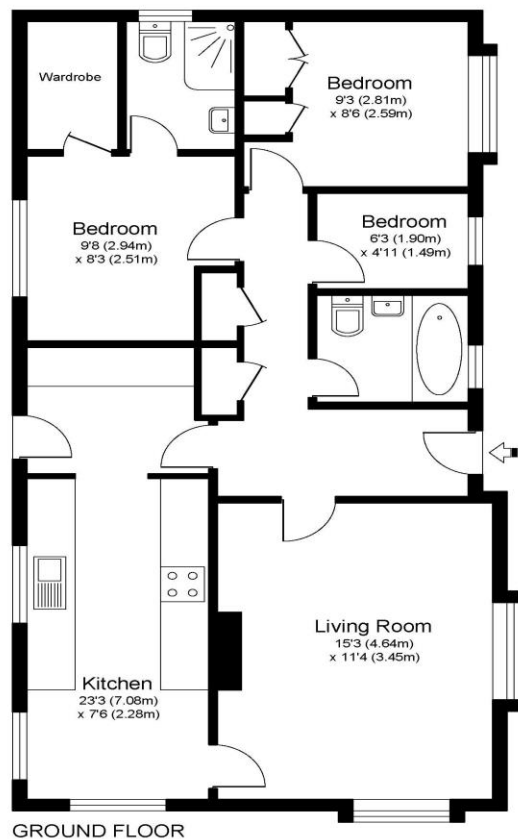


**2 Nightingale Rise Weybridge Park Estate Addlestone KT15 2GP**

**£265,000**



NIGHTINGALE RISE, WEYBRIDGE PARK, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 69 m sq / 745 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Situated within the highly sought-after Weybridge Park Estate, this beautifully presented three-bedroom detached park home offers a perfect blend of space, comfort, and modern convenience. Situated in a premier residential park, the property is ideally located for residents wishing to enjoy the vibrant town centres of both Addlestone and Weybridge, providing easy access to local amenities, shopping, and transport links. The interior is well-maintained, featuring a thoughtful layout designed for easy living. At the heart of the home is a generously sized kitchen with ample room for a dining table, making it a social hub for cooking and entertaining. There is a large living room with electric fire place. The primary bedroom is a good double, complete with its own en-suite bathroom and a dedicated walk-in wardrobe, while the second bedroom benefits from practical built-in storage solutions. There is a smaller third bedroom ideal for additional storage or home office space. Flexibility is a key feature of this home, particularly with the two bathrooms that offer a choice between a traditional bath for relaxing soaks and a modern walk-in shower unit. Externally, the property sits on a lovely plot with a wrap-around garden that provides plenty of space for outdoor seating or gardening. Practicality is further enhanced by private off-street parking located directly at the property, with the added benefit of further on-site visitor parking for guests.





**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.