



Beresford House, 9D Cricket Way, Weybridge, KT13 9LP

Price Guide £1,450,000 Freehold

SITUATION AND DESCRIPTION

Situated in the popular Oatlands area of Weybridge, conveniently positioned for both Walton's and Weybridge's town centres, schools and railway stations. This new gated development of five new homes, four semi-detached and one detached, is ideal for young families or downsizers looking for a quiet location. Both local stations provide an excellent service to London Waterloo and the area is notable for its quality golf and sports clubs including Burhill Golf Club and St Georges Hill Tennis and Golf clubs. Prices range from £1.45m to £1.5m the pictures on these details are from 9a.

ENTRANCE HALL

Covered porch into spacious hallway with tiled floor flowing through to kitchen area. Under-stairs storage cupboard.

CLOAKROOM

Wall hung W.C. with concealed cistern and vanity unit with wash hand basin and storage.

KITCHEN / DINING /FAMILY ROOM

29'7" x 20'6" (9.03m x 6.25m)
Full width sliding doors to the rear garden. Bespoke kitchen with a range of base and wall units with stone worktops over. Integrated appliances including full height fridge and freezers, twin Miele ovens and

dishwasher. Other benefits include full height double door larder, bin drawer and Blanco under-mounted sink with Quooker tap. A central island with large pan drawers, houses the Bora induction hob with central surface extractor and breakfast bar.

SITTING ROOM

12'7" x 10'7" (3.86m x 3.23m)
Hard wood flooring and feature bay window.

UTILITY ROOM

Range of wall and base cupboards with stone worktop over, stainless steel under-mounted Blanco sink with mixer tap, full height cupboard housing boiler, Miele washing machine and Miele tumble dryer. Door to side access path.

STAIRS TO FIRST FLOOR LANDING
Carpeted and with built-in courtesy lights.

MASTER BEDROOM

15'3" x 13'4" (4.67m x 4.07m)
Spacious room with range of wardrobes. Door to:

ENSUITE SHOWER ROOM

Oversized shower cubicle with hand-held and over-head shower attachments, wall hung vanity unit with surface mounted wash hand basin and storage drawer, and wall hung W.C. with concealed cistern.

BEDROOM TWO

15'4" x 15'3" (4.69m x 4.67)
Range of wardrobes.

ENSUITE BATHROOM

Tile enclosed bath with wall mounted taps and hand held shower attachment, shower enclosure with hand-held and over-head outlets, vanity unit with wash hand basin with storage drawer and low level W.C.

STAIRS TO SECOND FLOOR

BEDROOM THREE

18'0" x 12'9" (5.51m x 3.89m)
Eaves storage.

BEDROOM FOUR

15'4" x 12'9" (4.69m x 3.90m)
Eaves storage.

FAMILY BATHROOM

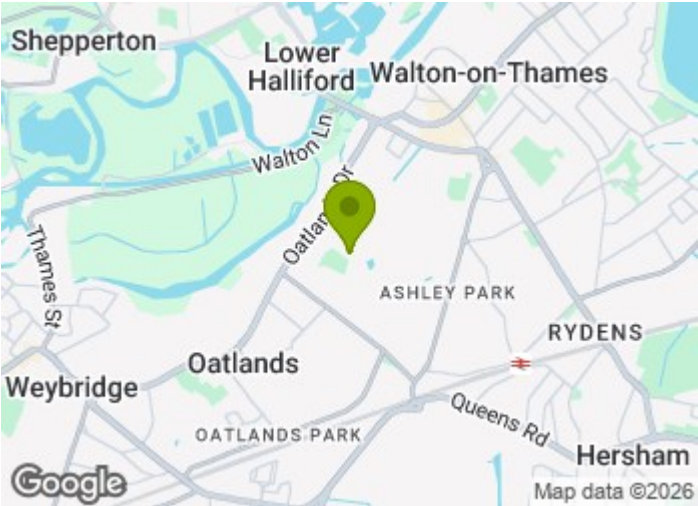
Tile enclosed bath with wall mounted taps and hand held shower attachment, vanity unit with wash hand basin with storage drawer and low level W.C.

REAR GARDEN

Spacious patio leading to fence enclosed lawn area with flower bed borders. Side access gate.

FRONT GARDEN

Parking for 2/3 cars with electric charging point, and fence and hedge boundaries.



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		





Approximate Floor Area = 210.1 sq m / 2261 sq ft (Including Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92442