

## 3, Vaillant Road, Weybridge, KT13 9EW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



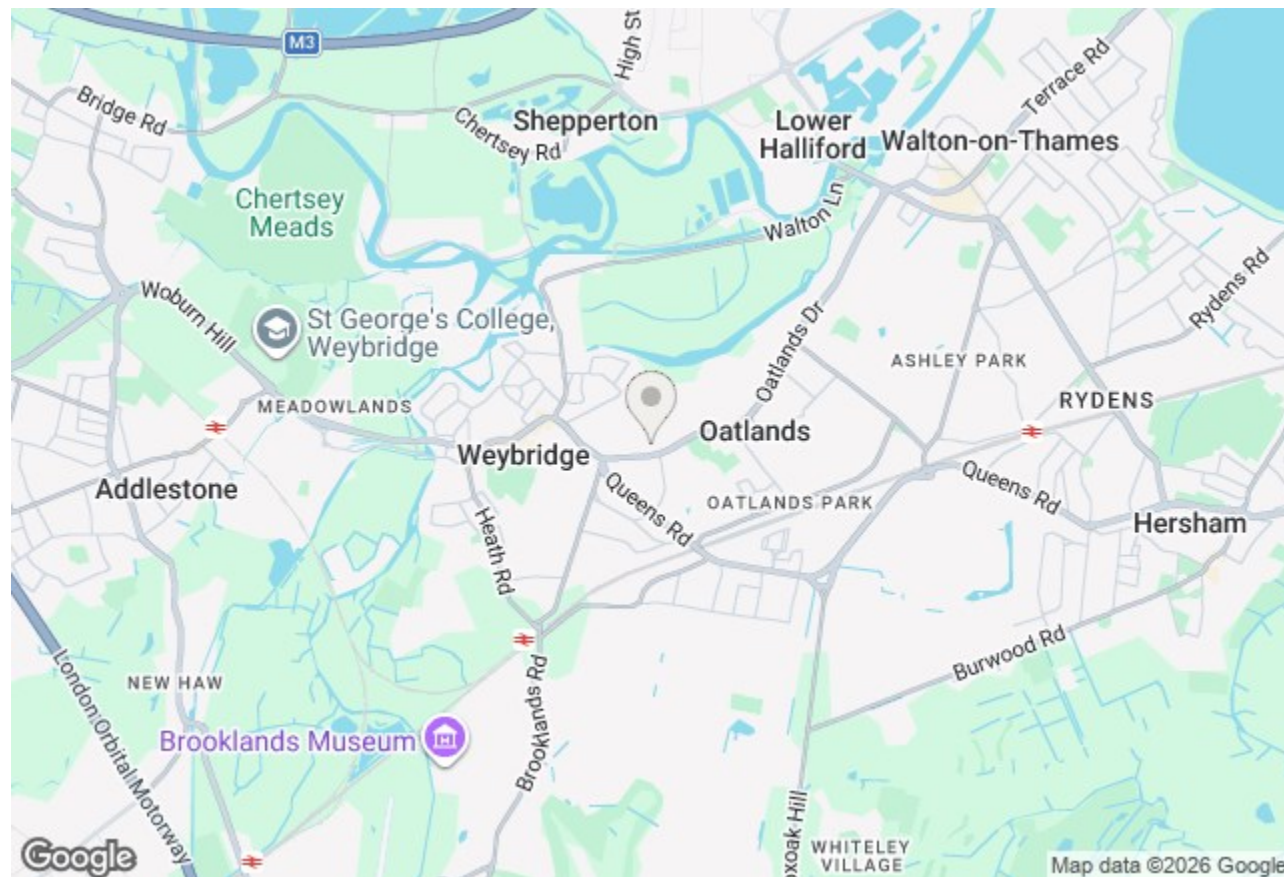
**£1,350,000 Freehold**

Located on the very popular and rarely available Vaillant Road in the charming town of Weybridge, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, the master suite features the added convenience of an en suite bathroom, ensuring privacy and comfort.

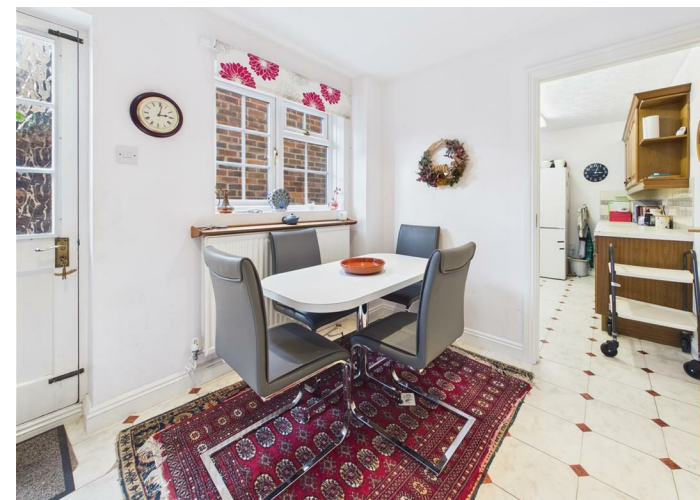
The property offers three inviting reception areas, including a generous living room, a formal dining room perfect for entertaining, and a bright conservatory that seamlessly connects to the secluded rear garden. This outdoor space is a true gem, featuring both patio and lawn areas, ideal for enjoying sunny afternoons or hosting gatherings with family and friends.

Conveniently situated, the house is within easy reach of Weybridge town centre and the train station, making it an excellent choice for commuters. The property also benefits from a large private drive leading to a double garage, providing ample parking and storage options.

While the home requires some cosmetic updating, it is offered with no onward chain, allowing for a smooth transition for the new owners. This property is a wonderful canvas for those looking to create their dream home in a sought-after location. Don't miss the chance to make this charming house your own.



# Vaillant Road, Weybridge, KT13 9EW



- POPULAR OATLANDS VILLAGE LOCATION
- TWO BATHROOMS
- EN SUITE TO MASTER
- UTILITY ROOM
- NO ONWARD CHAIN

- FOUR BEDROOMS
- DOUBLE GARAGE WITH PRIVATE DRIVE
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY
- QUIET CUL DE SAC