



Rosslyn Park, Weybridge, Surrey, KT13 9QZ

Asking Price £699,950

A delightful 3 bedroom family home which is situated within a popular cul de sac on the edge of Oatlands Village and close to local restaurants and shops as well as some highly regarded local schools.



DESCRIPTION

A delightful 3 bedroom family home which is situated within a popular cul de sac on the edge of Oatlands Village and close to local restaurants and shops as well as some highly regarded local schools. Downstairs the layout of the property allows for plenty of entertaining space including an open plan reception room which extends into the conservatory. To the rear of the property there is a good sized garden and a detached garage as well as access to a private communal park.

AT A GLANCE

- Popular and sought after development
- Falls within popular school catchments & Residents can enjoy the aspects and luxury of Rosslyn Park
- Three good sized bedrooms
- Stunning kitchen which opens up to the rear conservatory
- Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

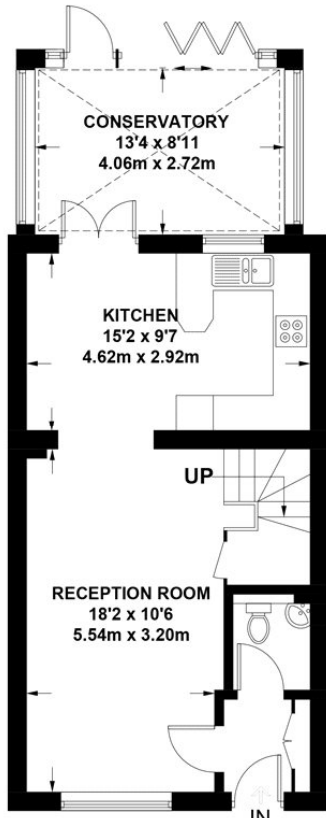


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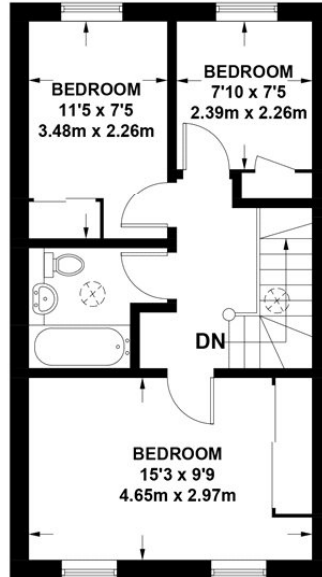
Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft

Garage = 14 sq m / 151 sq ft

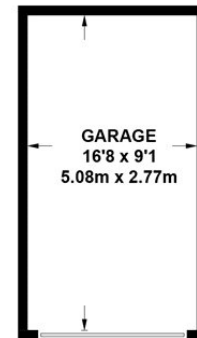
Total = 107.2 sq m / 1154 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

COUNCIL TAX- F £3369.60 2024/2025
LOCAL AUTHORITY - Elmbridge Borough
Council

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