



Lincoln Grove, Weybridge



# Property For Sale in Weybridge.

An immaculately presented four bedroom, three bathroom detached home, set within a private, gated development with parking at the front of the property, in addition to a single garage.

The property is situated close to Weybridge town centre, walking distance and within catchment for many local schools, including St. James, St Charles and Manby Lodge primaries and St. Georges Independent Junior School.

The town centre offers many everyday conveniences including Waitrose and a number of cafes, pubs and restaurants along with the River Thames.



**Guide price:** £1,450,000

**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** G







## Local Area

Weybridge has a number of leisure pursuits available including two health clubs, Weybridge Health and David Lloyd along with St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum.

Communication links are excellent with the station providing a frequent service to London, the M25 provides direct access to central London, the A3 and the South.

Weybridge - 0.2 miles

Weybridge Station - 1.2 miles

Walton on Thames - 2 miles

M25 Jct 11 - 2.75 miles

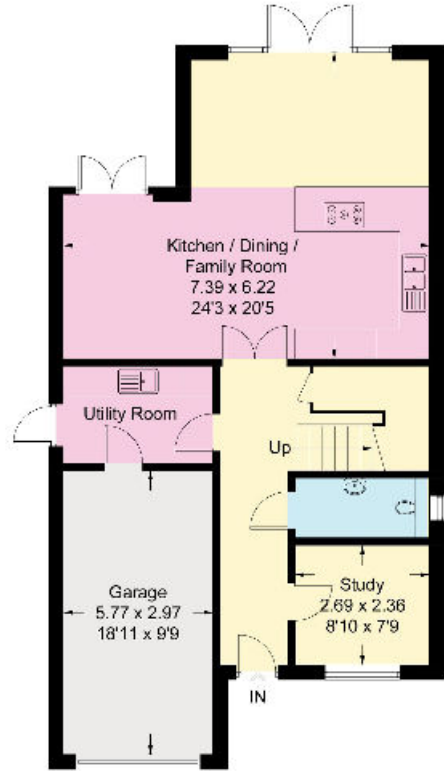
M3 Jct 1 - 4.5 miles

Central London - 20 miles

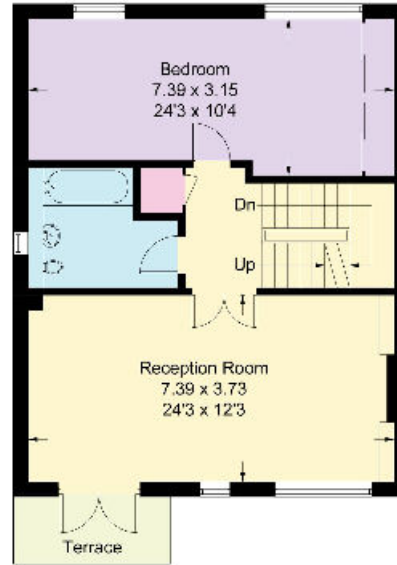
All distances are approximate.

# Lincoln Grove, KT13

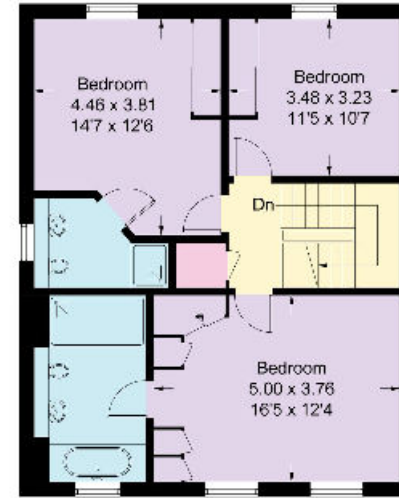
Approximate Gross Internal Area = 232.6 sq m / 2504 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

**Knight Frank**

20 High Street

Weybridge

KT13 8AB

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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