



Elmgrove Road, Weybridge







The property offers complete integration of Ethernet connectivity throughout, along with security and fire systems for added peace of mind.

# Within striking distance from Weybridge High Street.

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Modern home built in 1998, striking distance from Weybridge High Street, it's amenities and many local schools.

The house has been recently refurbished and extended to include a large open plan kitchen diner on the ground floor with integrated appliances and an induction hob, plus a large reception room with wooden flooring and bay window with plantation shutters. Schuco bi-folding doors lead from the kitchen to a long lawned southerly facing garden.

The first floor has a principal suite with a modern en-suite shower room, two further bedrooms and a family bathroom with a shower over the bath. There is also a large double bedroom on the top floor. The property offers complete integration of ethernet connectivity throughout, along with security and fire systems for added peace of mind. As part of the renovation there are German double glazed windows throughout and a new boiler.

Guide Price: £899,950

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: E





## Local Area

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Weybridge's town is conveniently located along with the village cricket green and Queens Road area with its wide range of boutique shops and restaurants.

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

There are 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.

There are several excellent private schools in the area including St. George's College and Junior, Feltonfleet, Notre Dame, Sir William Perkins and The ACS International School as well as several local schools including St. Charles Borromeo, St James' Primary, Manbv Lodge and Heathside.

The A3, M25 and the M3 are within easy reach alongside bus routes which go directly to Walton-on-Thames, Hersham, Kingston and Guildford. The train station is located on the edge of town and provides regular service to London Waterloo. London Heathrow and Gatwick airports are easily accessed via the M25.







# Elmgrove Road, KT13

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft



**Knight Frank**

20 High Street  
Weybridge  
KT13 8AB  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Natalie Berthiaud**  
01932 548002  
[natalie.berthiaud@knightfrank.com](mailto:natalie.berthiaud@knightfrank.com)

**Matthew Scott**  
01932 548001  
[matthew.scott@knightfrank.com](mailto:matthew.scott@knightfrank.com)



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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