



Heath Road, Weybridge

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# A characteristic home in a convenient location.

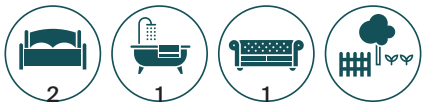
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This Victorian home has been refurbished to feel warm and welcoming.

Upon entering you are greeted by a double-aspect reception room which is currently arranged with half the room as a TV area and the rear as a dining area. Adjacent, is an airy kitchen with rustic wooden countertops and modern appliances. The ground floor is completed by a bright bathroom with a spacious shower.

On the first floor, the principal bedroom feels spacious and receives lots of natural light through a south-west facing window. There is an additional small double bedroom.

Outside is a landscaped garden with a small patio area and a shed providing plenty of storage space.



**Guide price:** £465,000

**Tenure:** Available freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** D







## Local Area

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This home is conveniently situated between Weybridge High Street and Weybridge Station.

Weybridge high street is located nearby, with its wide range of boutique shops, pubs, cafes and restaurants, including everyday conveniences such as Waitrose. The town has a number of leisure pursuits available including the cricket club, 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. Weybridge offers scenic walks along the River Thames.

Schooling in the area is superb with an excellent selection of both private and state schools including Cleves School, Oatlands Infant School and Manby Lodge (all subject to catchment areas) and a superb choice of private schools including St Georges Junior and College, Hampton, Halliford, Sir Williams Perkins, Reeds, Notre Dame, Feltonfleet and the ACS International School.

The A3, M25 and the M3 are within easy reach, alongside bus routes which go directly to Walton-on-Thames, Hersham, Kingston and Guildford. Gatwick and Heathrow airports are also easily accessible.

Distances: (Weybridge High Street, 0.6m); (Weybridge Station, 0.5m); (J11 of M25, 2.6m); (Walton-on-Thames, 2.7m); (Hersham, 3.4m); (Kingston, 9.4m), (Guildford, 14.1m); (Gatwick Airport, 24.4m); (Heathrow Airport, 7.9m). All distances are approximate.

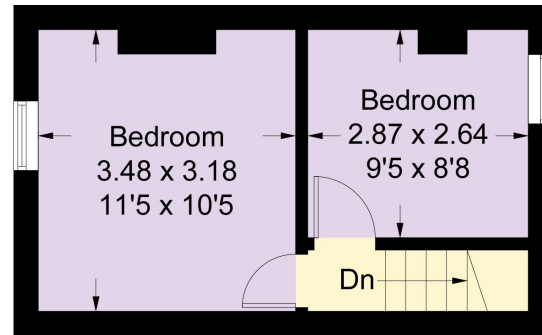




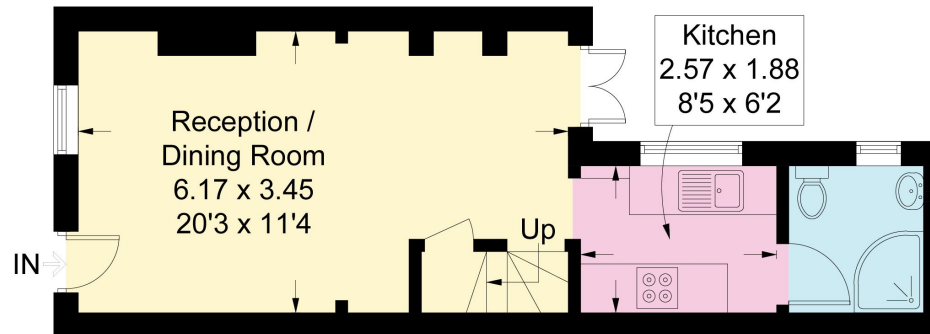


# Heath Road, KT13

Approximate Gross Internal Area = 51 sq m / 550 sq ft



## First Floor



## Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

**Knight Frank**  
20 High Street,  
Weybridge  
KT13 8AB

We would be delighted to tell you more

**Natalie Berthiaud**  
01932 548002

**Matthew Scott**  
01932 548001

[knightfrank.co.uk](https://www.knightfrank.co.uk)

[natalie.berthiaud@knightfrank.com](mailto:natalie.berthiaud@knightfrank.com) [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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