



Elmgrove Road, Weybridge

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## Property for sale in Weybridge.

Situated in the heart of Weybridge town centre is this beautifully presented period property which has been refurbished and updated whilst retaining many period features, including high ceilings with covings.



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EPC

D

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

### Council Tax

Band E









On entrance to the house there is a formal reception room benefiting from a bay window. The kitchen diner extends across the width of the property and benefits from large BI-fold doors which give the room an abundance of natural light. The bespoke in-frame hand painted kitchen features built in Bosch appliances, and a generous quartz island and worktops.

The accommodation is set over three floors and comprises a principal bedroom, a further three bedrooms and a family bathroom.

Externally, the pretty south-east facing rear garden benefiting from a low maintenance garden with decked area, perfect for entertaining.

Amongst the refurbishment work undertaken by the current owners is a new slate roof in 2023.





## Location

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

The town 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.

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 the state secondary school, Heathside.

The A3, M25 and the M3 are within easy reach alongside bus routes which go directly to Walton-on-Thames, Hershaw, 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 accessed via the M25.





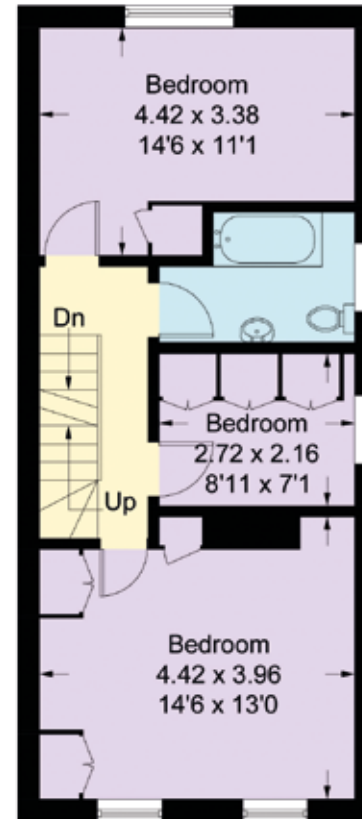
**Approximate Gross Internal Floor Area**  
**145.5 sq m / 1567 sq ft (Including Eaves)**  
**Eaves = 23.5 sq m / 253 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

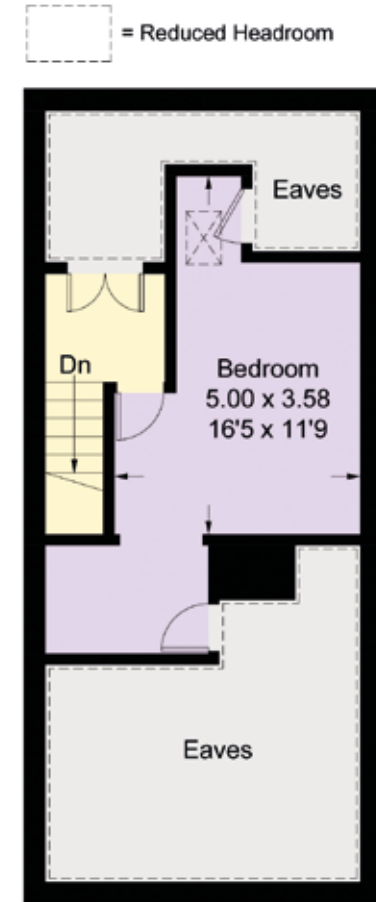
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**First Floor**



**Second Floor**



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**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 September 2024. Photographs and videos dated August 2024.

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