



Warren Way, Weybridge
Surrey, KT13

HAMPTONS
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Beyond your expectations

Four bedroom townhouse in superb location

Hamptons International

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4 bedrooms | living room | kitchen/family/dining room | study | downstairs cloakroom | 2 bathrooms | (1 ensuite) | garden | EPC: C

Asking Price £700,000 Freehold

Description

The accommodation is spacious, flexible in its use and set over three floors. Skilfully reconfigured and refurbished to make the very best use of space the property has to offer. On the ground floor there is a bright entrance hall which has plenty of storage and gives access to a spacious and refitted kitchen/dining room/family with double doors opening onto the rear gardens. There is also a study which overlooks the rear garden, plus large cloakroom. The turning staircase gives access to the upper floors. On the first floor there is a generously proportioned living room which is located across the entire width of the house and enjoys views to the front. On this floor there is a large master bedroom to the rear which is serviced by a spacious en-suite bathroom. To the second floor there are three double bedrooms, all of which are well appointed with built in wardrobes and are serviced by the impressively fitted family bathroom.

Outside

The rear garden is mainly laid to lawn with a patio immediately to the rear of the property ideal for entertaining. To the front is a driveway and lawn area with a footpath leading to the front door.

Location

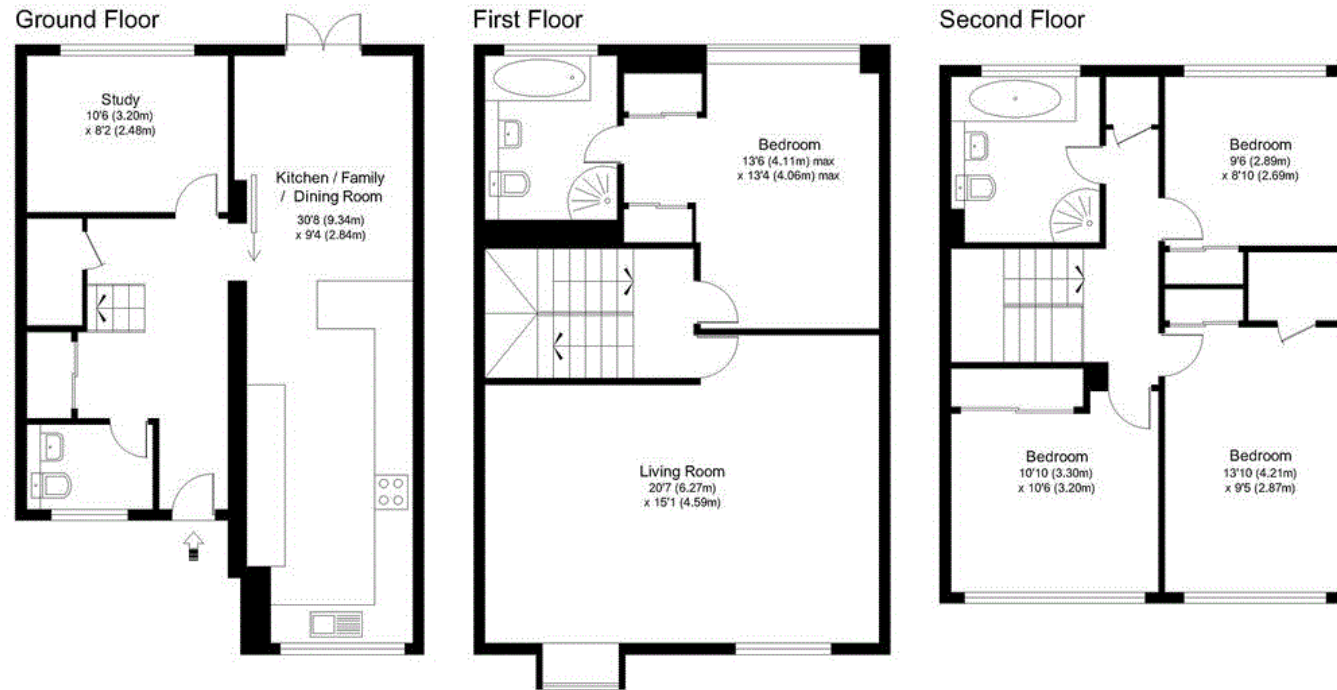
Located within quarter of a mile from Queens Road shopping parade this apartment is close to numerous bars, restaurants and shops. Weybridge town centre is also within a mile as is Weybridge mainline station. The local area has numerous leisure facilities including health

clubs, golf courses and superstores at Brooklands. The A3 is within four miles for London and both Gatwick & Heathrow airports.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

WARREN WAY, KT13



Approximate Gross Internal Floor Area: 153 m sq / 1641 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

