



## Weybridge

Price £680,000 (Freehold)

If you are looking for a beautifully presented family home in a really convenient, centrally located position, then your search could well be over. This fabulous 3/4 bedroom town house is located in the highly requested Hillcrest and enjoys a delightful Westerly aspect with views towards Weybridge, along with extremely well appointed and spacious accommodation. EPC Rating D

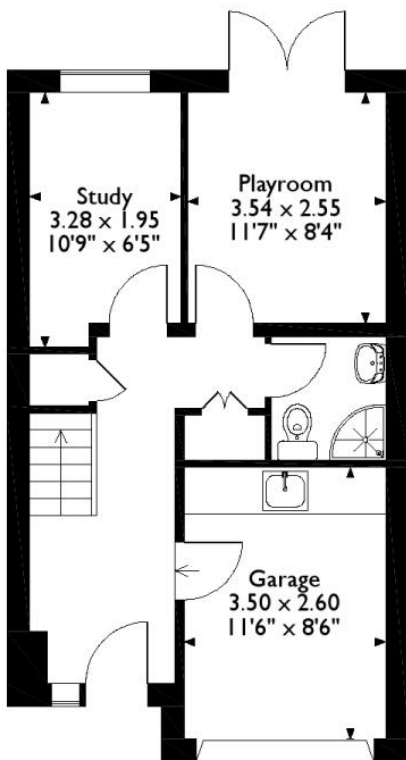


Enviably located in the very heart of the much requested Hillcrest, within walking distance of Weybridge town centre, the Queens Road and Weybridge mainline station, this fabulous 3/4 bedroom town house is presented in immaculate condition and offers an abundance of well planned and extremely spacious accommodation. The ground floor boasts a welcoming entrance hall. The property is currently comprised as a four bedroom with the fourth bedroom located on the ground floor, along with an additional reception room and extremely well appointed shower room. The integral garage can also be accessed from the entrance hall, while a staircase takes you up to the first floor. Once on the first floor, a delightful living room is light and bright taking full advantage of the Westerly aspect. The kitchen is extremely well appointed with a full range of modern units, cupboards and drawers, with a range of integrated appliances and a small breakfast bar. Rising to the second floor, you will find three well appointed bedrooms, along with a refitted family bathroom. Externally to the front, the property enjoys off street parking leading up to the garage, whilst the rear garden is mainly laid to lawn with a patio area, along with rear access. A wonderful home and positioned in an extremely convenient and popular location. Weybridge High Street is a short walk, whilst the Queens Road offers a selection of shops, bars and restaurants with Weybridge station a short distance away.

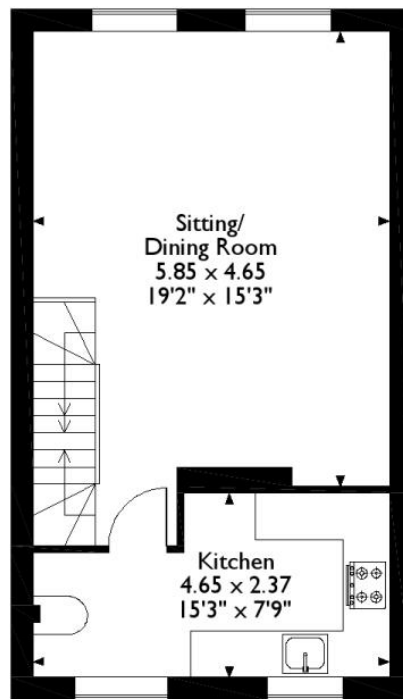
- HILLCREST LOCATION
- CURRENTLY COMPRISED AS A FOUR BEDROOM
- WALKING DISTANCE OF TOWN AND MAINLINE STATION
- BEAUTIFULLY PRESENTED
- GARAGE AND PARKING

# Floorplan

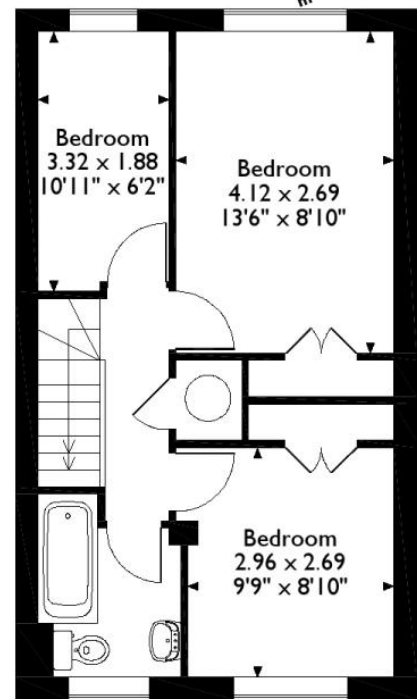
Approximate Gross Internal Area  
Main House = 103 Sq M/1114 Sq Ft  
Garage = 9 Sq M/98 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# Directions



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.