



SURREYSTATES



Radnor Road
Weybridge, Surrey KT13 8JU
Offers in excess of £800,000

*** SOLD BY SURREY ESTATES ***

This desirable four-bedroom semi-detached family home, built in 1901, is offered to the market with luxury and spacious living in mind.

Upon entering, it is clear the property has been maintained to a high standard. The kitchen can be found to the front and it is fitted with a popular range of wall and base units from Magnet, as well as integrated appliances and a Neff gas hob and oven. The kitchen currently accommodates a log burner, which is perfect for those chilly winter evenings. The living room is located to the rear of the property – it boasts; a working fireplace, underfloor heating and contemporary décor. Accessed via the living room, the centrally heated conservatory offers additional living space and access to the garden. The ground floor offers a spacious shower room, this comprises of; a shower, toilet and basin.

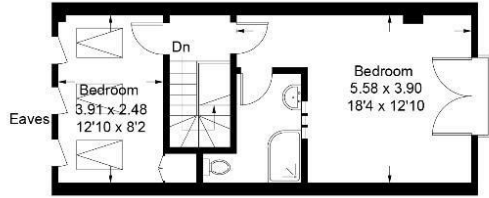
The first-floor hosts two double bedrooms with hard wood flooring throughout. Bedroom two can be located to the front of the property, whilst bedroom three offers an overlook of the garden and river. Neighbouring bedroom three, a large family bathroom can be found – this consists of; a roll top bath, toilet, basin and heated-towel rail.

The bright and spacious second floor is home to two double bedrooms. The master bedroom really is a charming feature of the property; it consists of a Juliet balcony which overlooks the river, hard wood flooring throughout and under floor heating. There is also an en suite, comprising of; a large shower, toilet basin and heated towel rail. Bedroom four is a generously sized room with ample storage, partially in the eaves and some in a floor to ceiling cupboard, whilst also having underfloor heating.

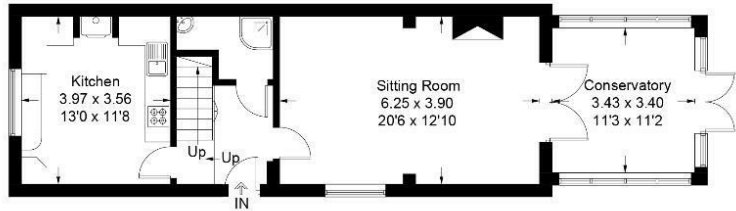
Further benefits of the property include; a Worcester Bosch boiler, under stairs storage, underfloor storage in the conservatory and access to the rear garden via side-entrance.



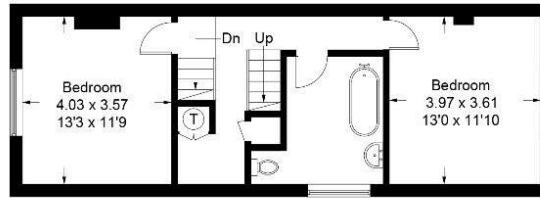
Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft



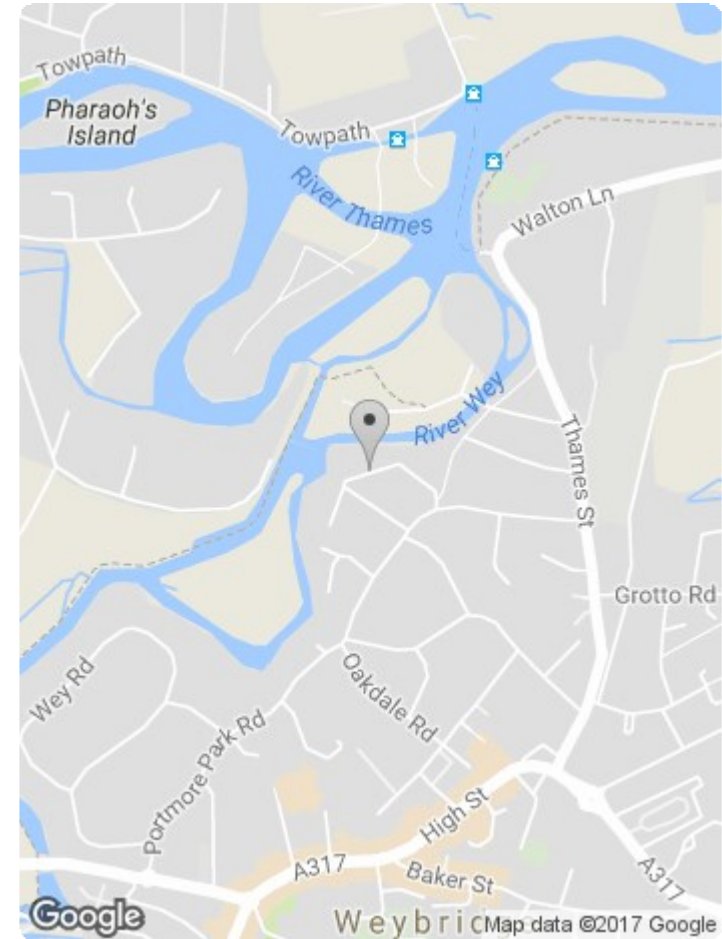
Second Floor



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID322693)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

