Netherby Park, Weybridge, KT13 0AQ

GRANTS HOMES

Tucked away in a quiet residential road overlooking an attractive central green toward the end of a quiet cul de sac, this three bedroom property is conveniently situated for Weybridge and Walton railway stations, Queens Road shops, A3/M25 motorways, and some of the area's most sought after schools. The communal areas around the development are a real draw for both young families looking for a safe environment for children, and older people looking for a quiet well-maintained area. The property benefits from having a garage to the rear of the house which is accessed directly from the rear garden. Currently used as a home office and storage area, the space offers the option of a separate office from the main house, family/playroom, or can be used as a garage again if required.

An entrance hallway opens to the main reception room which is a lovely large room with space for a living and dining area. The refitted kitchen overlooks the rear garden and is fitted with a modern range of eye and base level white storage units, built in oven, hob, and extractor. A door from the kitchen leads to the downstairs WC and also gives access to the rear garden.
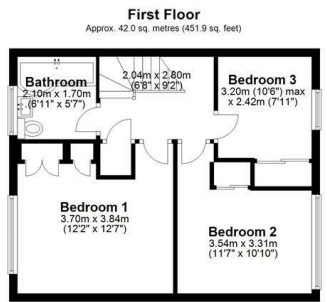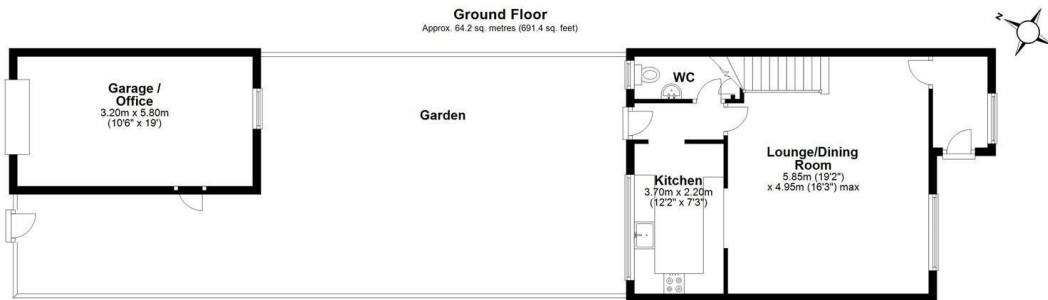
Upstairs there are three bedrooms, all with fitted wardrobes, and a family bathroom comprising a bath, wash basin with built in vanity unit under, WC, and grey tiled walls.

The rear garden is surprisingly spacious, with a raised decked sitting area, artificial grass, and a play area at the end of the garden. The garage can be accessed directly from the rear garden and has been adapted by the current owners to form a home office and storage space. A gate at the end of the garden opens onto the driveway in front of the garage. To the front of the property there is a private garden with the communal green in the middle of the homes within the mews.

Freehold

Ground Floor
Approx. 64.2 sq. metres (691.4 sq. feet)

Garage / Office
3.20m x 5.80m
(10'6" x 19')

Garden

WC

Kitchen
3.70m x 2.20m
(12'2" x 7'3")

Lounge/Dining Room
5.85m (19'2")
x 4.95m (16'3") max

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First Floor
Approx. 42.0 sq. metres (451.9 sq. feet)

Bathroom
2.10m x 1.70m
(6'11" x 5'7")

2.04m x 2.80m
(6'8" x 9'2")

Bedroom 3
3.20m (10'6") max
x 2.42m (7'11")

Bedroom 1
3.70m x 3.84m
(12'2" x 12'7")

Bedroom 2
3.54m x 3.31m
(11'7" x 10'10")

Total area: approx. 106.2 sq. metres (1143.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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EPC Rating: 72 C

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