



Churchfields Avenue, Weybridge, Surrey





A detached house in a large plot with views over Churchfield park.

A wonderful centrally located family home with a large garden on a quiet no-through road in the heart of Weybridge, giving easy access to the High Street and station.



3



2



4



Double

EPC

D

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band G



The first floor encompasses three double bedrooms and a full family bathroom with separate shower and bidet. Further bathroom and separate WC. To the ground floor is a dual aspect sitting room with fireplace sliding doors lead through to dining area. Neutrally presented kitchen/breakfast room with tiled flooring with walk in larder and utility area. Family room opening into conservatory.



Externally to the rear of the property offers a garden in excess of 150ft which providing seclusion and privacy in a central location. To the front of the property is a detached double garage and driveway for multiple vehicles.

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 cafés, 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 a number of 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, Hersham, 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.

Distances

Weybridge High Street 0.2 miles

Weybridge Station 0.7 miles

Guildford 13 miles

London 20 miles

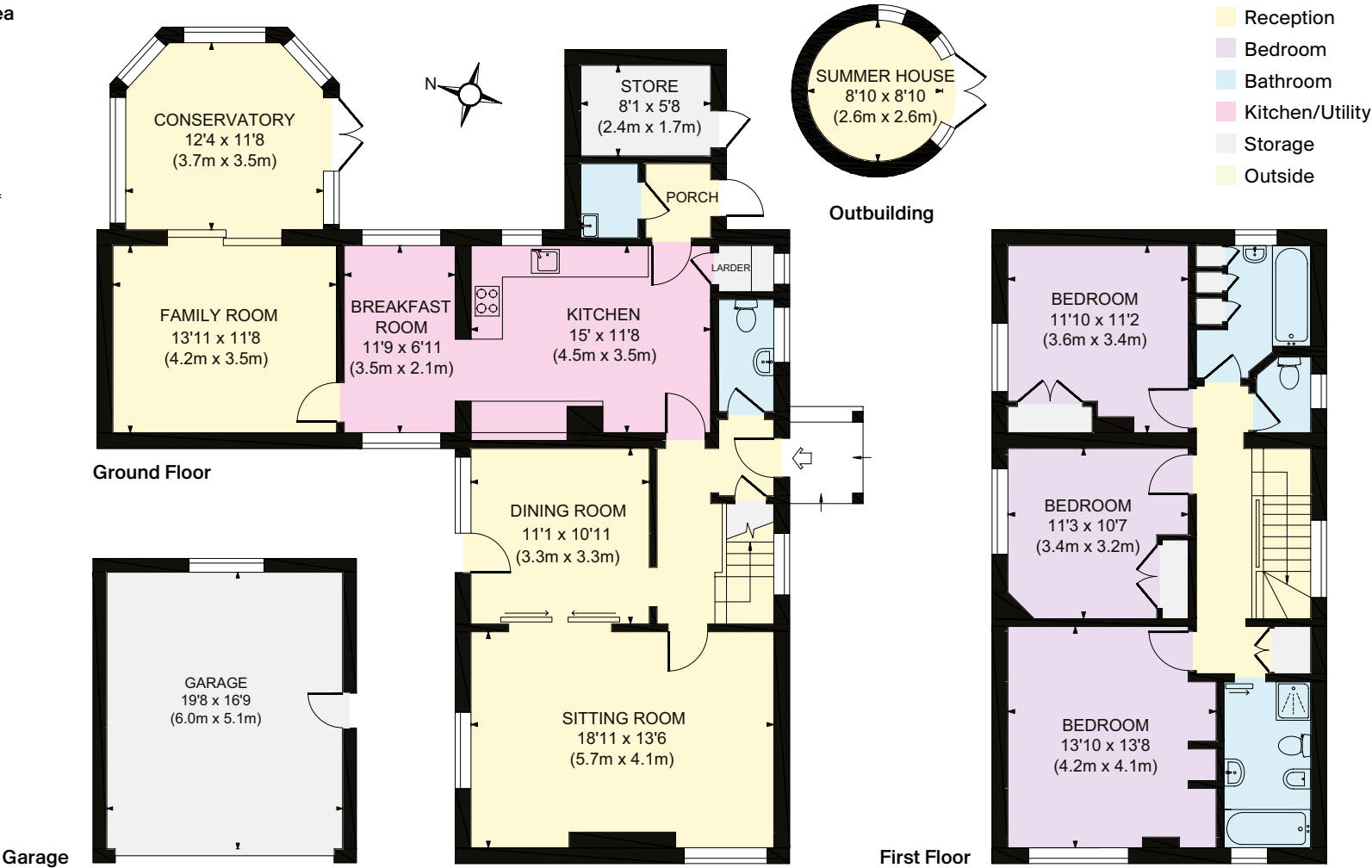
(All distances are approximate)





Approximate Gross Internal Floor Area
Main House: 1921 sq ft / 178.50 sq.m
Outbuilding: 61 sq ft / 5.64 sq m
Garage: 330 sq ft / 30.66 sq m
Total: 2312 sq ft / 214.80 sq m

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.



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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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