



Wey Meadows, Weybridge



DESCRIPTION:

A three bedroom detached riverside home positioned on a seclude private plot with access to the River and within a short walk to Weybridge High Street.

A unique opportunity to acquire this delightful detached riverside home quietly tucked away in a tree lined private lane within an easy stroll of Weybridge High Street and enjoying the most picturesque surroundings. The property spans across 2 floors, currently provided on the ground floor are two double bedrooms, family shower room, an office area leading onto a lovely modern kitchen/ dining room with French doors opening out onto decking with river front views.

The living room has option of being incorporated into the kitchen or remaining separate space with its adaptable double doors, both rooms providing a good amount of space.

Upstairs is the third bedroom with an ensuite bathroom. The property also benefits from a garage, a garden shed and an outside toilet.



The extensive gardens are surrounded by high shrub borders and laid to lawn down to the river with mooring for a small boat.

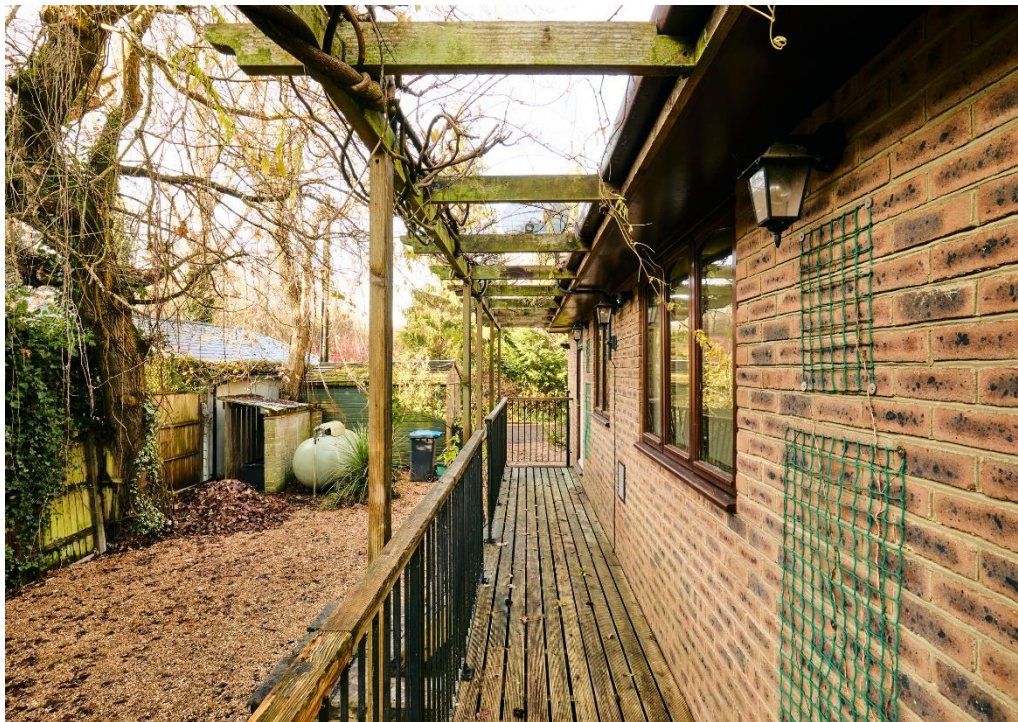
To the front of the property there is a large graveled driveway providing parking for numerous vehicles and newly fitted maintenance -free composite fence panels.

Weybridge Town Centre is within easy access with its variety of shops, trades, wine bars, restaurants and pubs. The railway station serves London Waterloo with a frequent service.

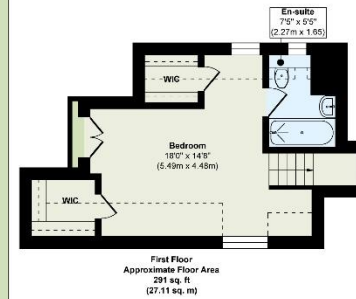
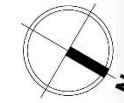
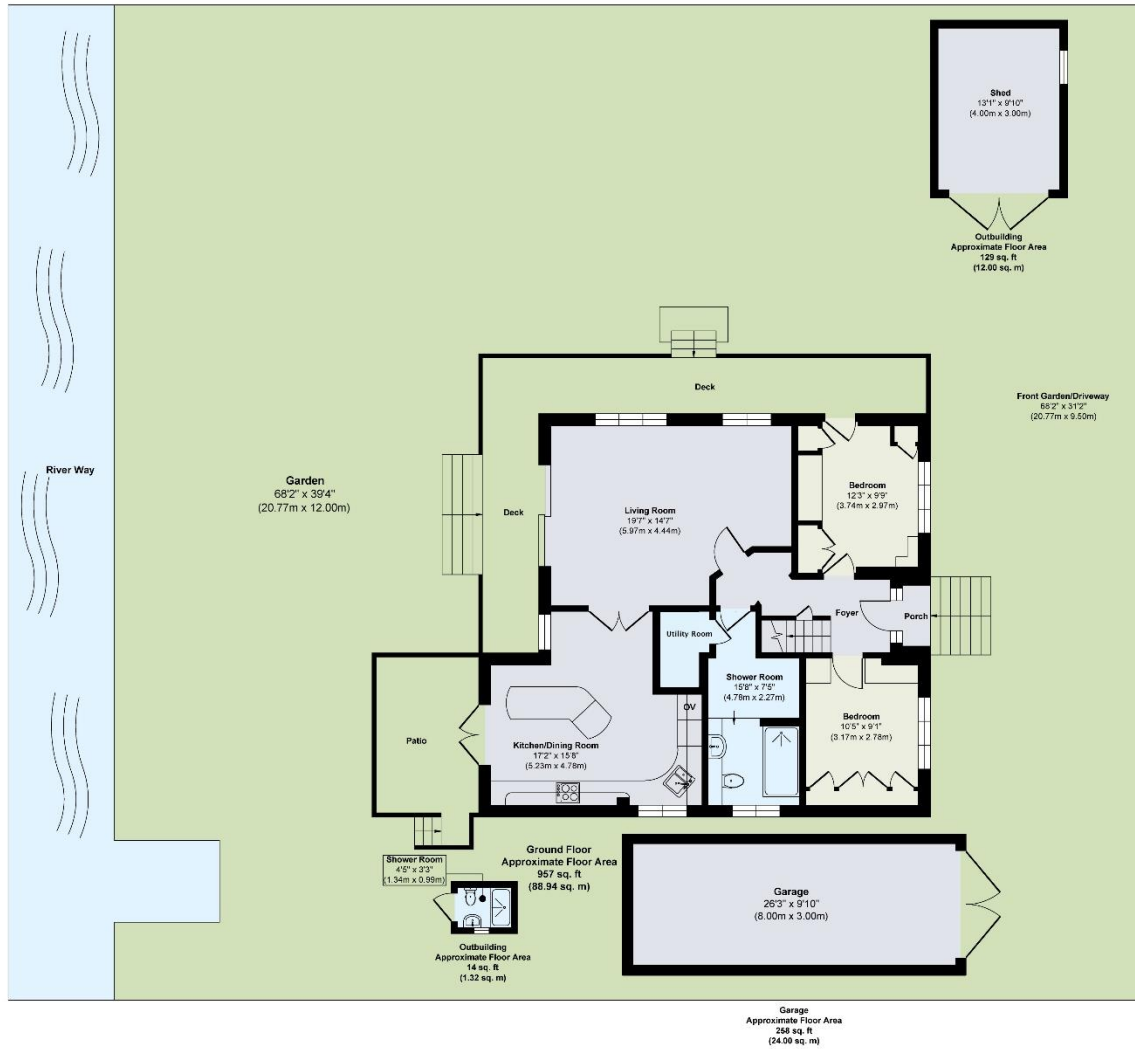


INFORMATION

TENURE: Freehold
EPC: F
PRICE: £1,200,000
COUNCIL: Elmbridge Borough Council



WILLOW MOORINGS, WEY MEADOWS, WEYBRIDGE KT13



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	34 F	
1-20	G		

Approx. Gross Internal Floor Area 1649 sq. ft / 153.37 sq. m (Including Garage/Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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