



Egerton Place, Weybridge, KT13 0PF





Tucked away at the end of a quiet cul-de-sac on the slopes of St George's Hill, this attractive four-bedroom family home is ideally located half a mile of Weybridge railway station. The property is also conveniently positioned for the shops and restaurants on Queens Road, as well as many of the highly regarded local schools in the Weybridge area.

The ground floor accommodation comprises an entrance hallway with a cloakroom/WC, a light and spacious sitting room with a large window overlooking the front garden, and a dining room with patio doors opening onto the rear garden. The dining area is partially open plan to the fitted kitchen, separated by a breakfast bar. The kitchen offers a wide range of eye- and base-level units, generous work surfaces, and a selection of integrated appliances.

On the first floor, the principal bedroom is a bright room overlooking the front of the property and benefits from built-in wardrobes and a fully tiled en-suite shower room with a large walk-in shower, wash basin, WC, and heated towel rail. There are three further bedrooms and a family bathroom fitted with a white suite, heated towel rail, and fully tiled walls.

Outside, the rear garden is mainly laid to lawn and features a patio area immediately behind the property, a gate providing side access, and a useful covered storage area to the side of the house. The front garden is also laid to lawn, and the property benefits from residents' parking and a garage located in a nearby block.

This is a rare opportunity to acquire a fantastic four-bedroom home in one of Weybridge's most sought-after residential locations.



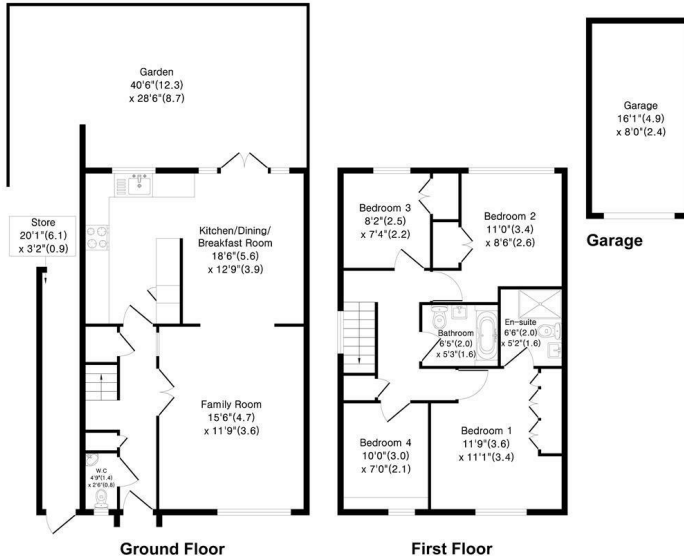
Freehold

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Approximate Gross Internal Area = 98 sq m / 1055 sq ft

Garage Area = 12 sq m / 129 sq ft
(Excluding Store)

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).

EPC Rating: 46 E





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