



ELEGANT FAMILY HOME SITUATED IN A PRIVATE CUL-DE-SAC

2 HAINES COURT, WEYBRIDGE,
SURREY KT13 0BH

Freehold

savills

IDEALLY LOCATED FOR LOCAL SHOPS AND AMENITIES ON QUEENS ROAD

2 HAINES COURT, WEYBRIDGE, SURREY KT13 0BH

Freehold

Private cul-de-sac ♦ South facing garden ♦ 2 reception rooms ♦ kitchen/dining room ♦ 4 bedrooms (1 en suite) ♦ family bathroom ♦ utility room ♦ garage ♦ EPC rating = C

Situation

Haines Court is a private development in a fabulous location close to the local amenities on Queens Road and 1 mile from Weybridge mainline station.

Weybridge lies to the northwest of Surrey on the south bank of the River Thames, at the mouth of the River Wey. It is an attractive commuter town offering a full range of properties from one bedroom flats, through Victorian villas to large mansion houses in private gated estates.

Weybridge includes St George's Hill, an area of 900 acres which includes a championship golf course and private lawn tennis club, surrounded by some of the most exclusive houses in the UK.

Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of bars and restaurants.

Transport links are excellent in this area. Weybridge mainline station has a regular service to London Waterloo in 28 minutes and the M25 (Junc. 10) is 3 miles away giving access to the motorway network. Central London is 21 miles and accessed via the A3 (2.5 miles) and Heathrow airport (13 miles) and Gatwick airport (21 miles) are in easy reach.

The local area is served by an excellent selection of highly regarded state and private schools for all age ranges. There is also a huge choice of leisure facilities including open countryside and the River Thames, numerous golf courses, horse riding, clay shooting, health clubs, rugby/football clubs, cricket clubs and racing at both Kempton and Sandown Park.



Description

A well presented family home situated in a private cul de sac. This appealing property is ideally located just moments from the local shops and bars on Queens Road.

This home offers flexible accommodation arranged over three floors.

You enter on the ground floor which comprises two rooms to the rear of the property, one currently being used as a children's playroom leading out to the garden and the other as a fourth bedroom. There is also a guest cloakroom and door leading to the integral garage.

On the first floor there is the good size kitchen/breakfast room with a central island and separate utility room. The living room is to the front of the property and features a large bay window flooding the room with light. A further guest cloakroom completes the accommodation on this floor.

The second floor comprises a good size master bedroom with fitted wardrobes and en suite shower room, two further bedrooms and a family bathroom.

Externally, there is the south facing secluded garden and paved driveway.

The development also has visitors parking and communal gardens, including a children's play area.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

Viewing:

Strictly by appointment with Savills



Haines Court, Weybridge

Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft (Including Garage)



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC