



# A beautiful Victorian home

**44 Elmgrove Road, Weybridge, Surrey KT13 8PD**

Freehold

**savills**





- 3 reception rooms • kitchen/breakfast room
- 3 bedrooms • 2 bathrooms (1 en suite)
- west facing garden

#### Local information

Weybridge town centre is within easy reach and 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 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.



#### About this property

This imposing Victorian detached house retains many of its original features. These include a gorgeous bay window, a cast iron fireplace and a wood burning stove.

On the ground floor there is a spacious entrance hallway with oak flooring and under the stairs storage. The oak flooring continues throughout the ground floor and leads you into the reception rooms.

An inviting living room to the front enjoys a bay window and a striking fireplace providing the focal point. A kitchen/breakfast room sits to one side of the house and opens onto the family room with a wood burning stove. In addition there is access to the side of the property from the kitchen.

Opening out from the family room is an impressive, bright, conservatory, which is being used as a dining room. There are double doors opening out onto

the rear garden, creating a great space to entertain.

Upstairs there is a generous master bedroom with a wall of built in wardrobes and a feature fire place as well as two further bedrooms with an interlinking shower room, and a separate family bathroom.

The secluded rear garden with a patio area is west facing and is a good size for the central location, ideal for family living.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

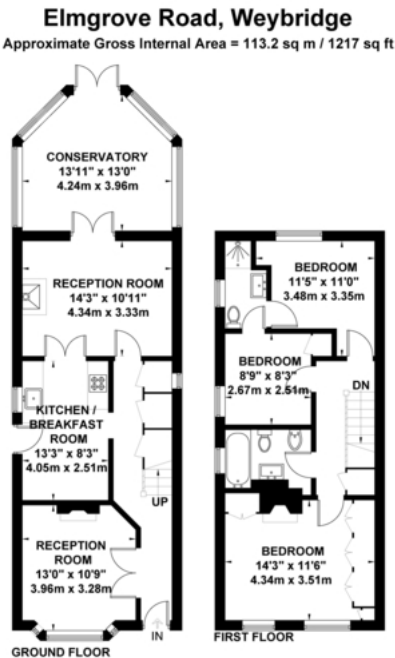
#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

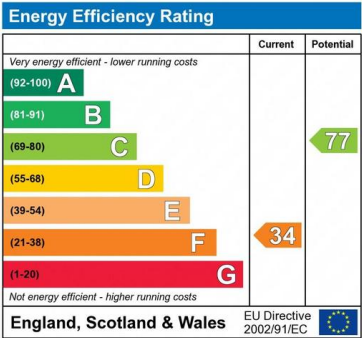
#### Viewing

Strictly by appointment with Savills





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