



A beautiful example of a Victorian family home

24 Elmgrove Road, Weybridge, Surrey KT13 8PD

Freehold





Centrally located road close to Weybridge high street  
• external studio • loft conversion • close to good local schools

#### 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 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.





#### About this property

This imposing Victorian semi-detached house retains many of its original features. These include a gorgeous bay window and two cast iron Victorian fireplaces.

On the ground floor there is a spacious entrance hallway with stripped original Victorian floorboards and under the stairs storage. The flooring continues into the living and dining room.

An inviting living room to the front enjoys a bay window and a striking fireplace providing the focal point.

The entrance hall opens up to the dining room, a bright space with double doors leading to the garden, creating the perfect place to entertain your guests.

The kitchen/breakfast room sits to the rear of the house, with a range of fitted units, and also opens out to the garden patio area.

On the first floor there is a generous main bedroom with built in wardrobes. There are two further bedrooms, and a separate family bathroom.

On the second floor is a bedroom, a separate shower room, and a generous landing area, ideal as a guest suite or for a teenager.

The secluded rear garden with a patio area is a good size for the central location, perfect for family living. There is an external studio, which is currently being used as a treatment room, however can be ideal for a home office or gym.

#### Tenure

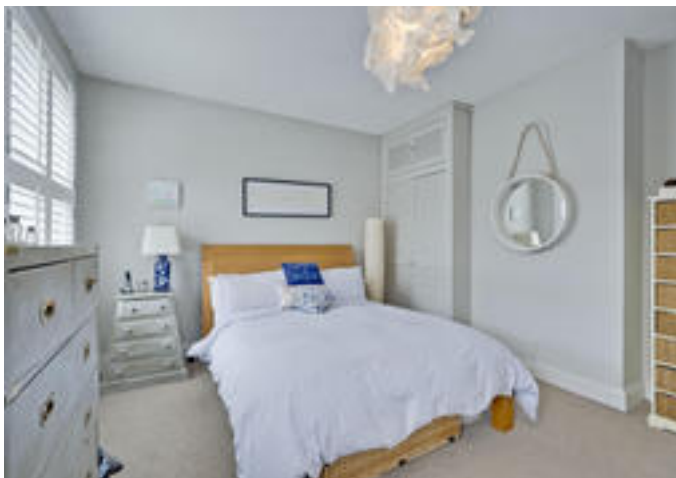
Freehold

#### Local Authority

Elmbridge Borough Council

#### Viewing

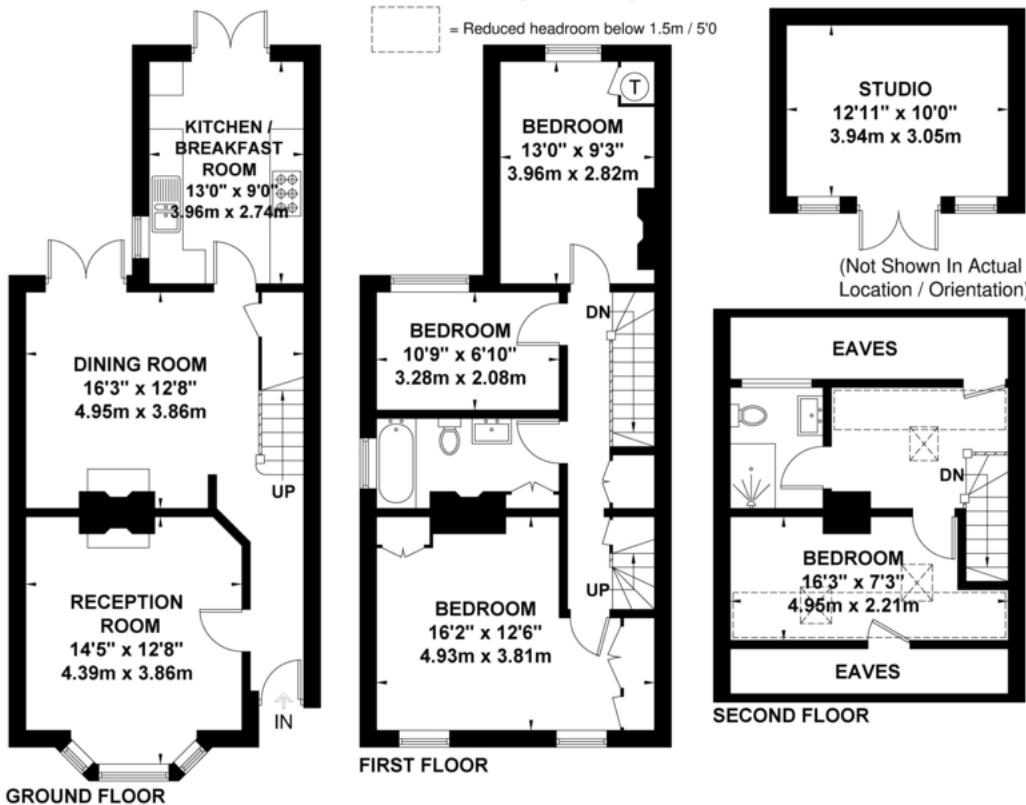
Strictly by appointment with Savills





## Elmgrove Road, Weybridge

Approximate Gross Internal Area = 133.4 sq m / 1435 sq ft  
Studio = 12.1 sq m / 130 sq ft  
Total = 145.5 sq m / 1565 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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