



# An attractive detached family home

**4 High Pine Close, Weybridge, Surrey KT13 9EA**

Freehold



Situated in a beautiful tree-lined private gated road

- potential to modernise
- generous garden and driveway
- 1.1 mile to Weybridge mainline station
- close to the amenities on the Queens Road

#### Local information

High Pine Close is a private residential road situated close to both Weybridge mainline station and the town centre.

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. There is also a huge choice of leisure facilities.

#### About this property

A charming family home situated on one of Weybridge's most popular private roads close to shops, restaurant and cafes on Queens road.

Providing generous and well-balanced accommodation, with a layout suited for family living.

The front door opens up into the lovely entrance hall. On the right is the triple aspect living room with a brick fireplace and double doors leading out to the garden.

On the left is the double aspect sitting room.

To the rear of the house is the light-filled dining room, this is a generous space, perfect for entertaining with both access into the kitchen/breakfast room and garden. The kitchen is fitted with ample storage and offers views over the garden.

Adjoining the kitchen is the utility room with side access to the driveway, perfect as a practical second entrance. There is also a guest cloakroom.

Upstairs is a good size main bedroom with built in storage and an en suite shower room. There is a guest suite and three further bedrooms, two with fitted wardrobes, as well as a family bathroom on this floor.

Externally, the property is approached via a gravel carriage driveway, offering ample parking and access to the garage. The delightful and well maintained garden is laid mainly to lawn with a selection of mature shrubs and trees and a paved terrace area.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Viewing

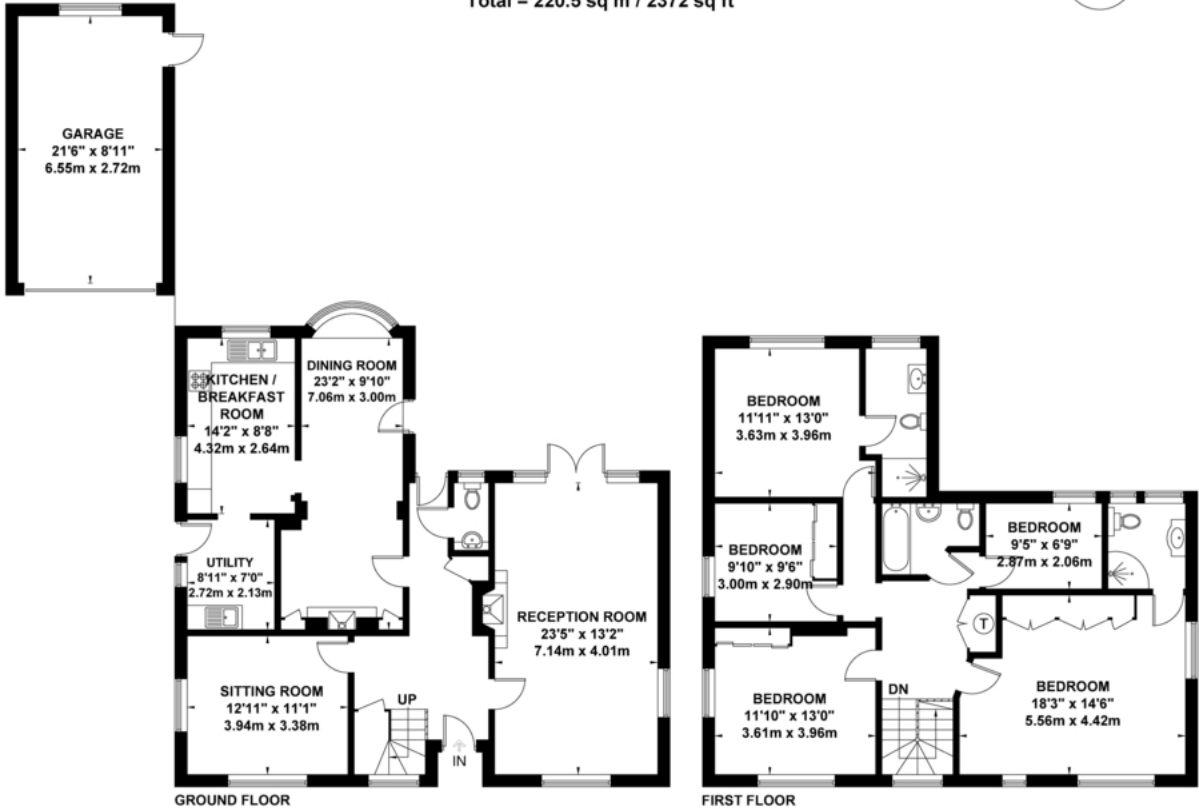
Strictly by appointment with Savills



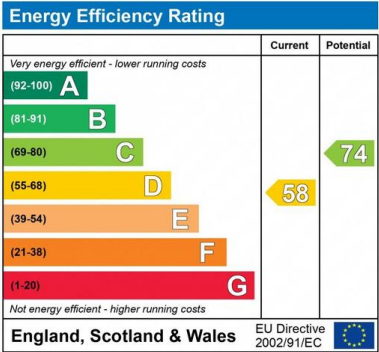


### High Pine Close, Weybridge

Approximate Gross Internal Area = 197.3 sq m / 2123 sq ft  
Garage = 23.2 sq m / 249 sq ft  
Total = 220.5 sq m / 2372 sq ft



GROUND FLOOR  
UP  
IN  
FIRST FLOOR  
DN  
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