



Modern townhouse in a sought after area

1 Grange Court, Old Avenue, Weybridge, Surrey KT13 0QP

Freehold



Secure gated shared driveway • Popular residential area close to Queens Road • Open plan kitchen/breakfast room • Private garden • Driveway and integral garage

Local information

Privacy, space and accessibility, an abundance of sports and activities and excellent schools makes Weybridge the perfect location for those who enjoy a variety of interests and passions.

With several restaurants, pubs and local markets as well as independent and chain cafés the town is well served for a variety of excellent food and drink, just right for your formal and informal occasions. With cinemas, theatres, local art galleries, museums and historic houses and gardens nearby, there is never a shortage of things to do.

Weybridge and the surrounding area has a variety of Ofsted rated good and outstanding primary and senior schools in both the private and public sectors, providing education from nursery through to 6th form and also a very popular 6th form college.

The town is near junction 11 of the M25 and is on a fast train line into London Waterloo. Journey time from 31 minutes.

Please note distances and times are approximate.

About this property

Grange Court is a well presented family home accessed via a secure gated shared driveway and is ideally located for the local shops and bars on Queens Road. This deceptively large home offers spacious and flexible accommodation arranged over three floors.

The front door opens to a spacious entrance hall which flows into the modern kitchen/breakfast room with double doors opening onto the private rear garden which is partly laid to lawn featuring mature shrubs and a patio seating area. Additionally there is a separate utility room, cloakroom and integral access to the single garage on the ground floor.

The first floor has a generous reception room with large windows allowing light to flood into the room and boasts views over the garden. There are also two bedrooms on this floor, both fitted with built in storage and there is a modern family bathroom.

On the second floor is the main bedroom suite with extensive built in storage and an en suite complete with both a bath and shower. Located on this floor is also the guest suite, fitted with built-in wardrobes and an en suite.

Please note the images used are over 6 months old.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = C

Viewing

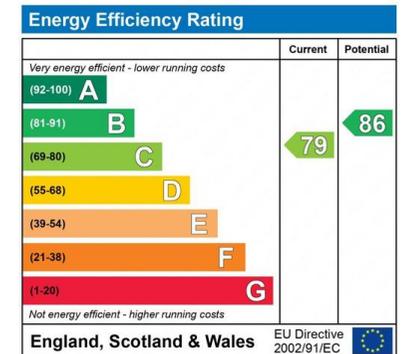
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