



Beautifully presented five double bedroom family home

9 Spenser Avenue, Weybridge, Surrey KT13 0ST

Freehold

savills

Immaculately presented • Light and airy • Open plan kitchen/living area • Five double bedrooms • Off street parking for several cars

Local information

Located on the South bank of the rivers Thames and Wey where the two rivers meet, Weybridge is an historic town that dates back to the Iron Age. Originally named after the wooden bridge over the river Wey used by pilgrims to the Chertsey Abbey, in the last 100 years Weybridge has become known for its aspirational, innovative and creative residents. Each generation leaving their legacy to the town through its own style of properties and industry.

There was once a royal palace in Weybridge that was used by Henry VIII and his wives, as well as other Kings and Queens. Today, Oatlands Park Hotel is all that remains of the royal estate. You can still find reminders of the original palace in and around Weybridge.

In more recent history, Weybridge was a magnet for motor enthusiasts, as it was home to Brooklands Race Track, some of the track still remains. The river Wey cuts through the Brooklands site. If you wanted to catch some racing without paying, you would take a punt up the river. This was apparently the origin of the phrase 'punters'. Today you can visit Brooklands Museum and Mercedes Benz World at the site. 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.

There are many water sports on the Thames: paddle boarding; kayaking; rowing; sailing and wild water swimming are among the most popular. Weybridge also has many clubs for children and adults: tennis; rugby; football; creative arts; horse riding; dance and more.

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

Set in a private cul-de-sac less than a mile from Weybridge station is this light and airy modern family home offering five double bedrooms and spacious open plan living.

You are welcomed into the home by the grand galleried entrance hall which provides access to all of the ground floor accommodation and offers fantastic fitted storage space.

The open plan kitchen/breakfast room is the heart of the home and is a fantastic space for entertaining. There is a separate utility room and bifold doors leading out to the patio allowing natural light to flood the room creating a natural flow from the living area to the garden. Additionally, there is a spacious living room with built in cabinetry, a play room and a cloakroom completing the accommodation on this floor.

On the first floor there are five double bedrooms. The main bedroom suite offers a dressing room and en suite complete with both a walk-in shower and bath. There is also a guest bedroom with an en suite, three further double bedrooms and a modern family bathroom.

The property further benefits from underfloor heating throughout the ground floor and first floor bathrooms.

Externally the sweeping driveway offers off street parking for several cars and there is a double garage. The wrap around garden is partly laid to lawn and partly patio. There are mature plants and shrubs which offer privacy from neighbouring properties.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

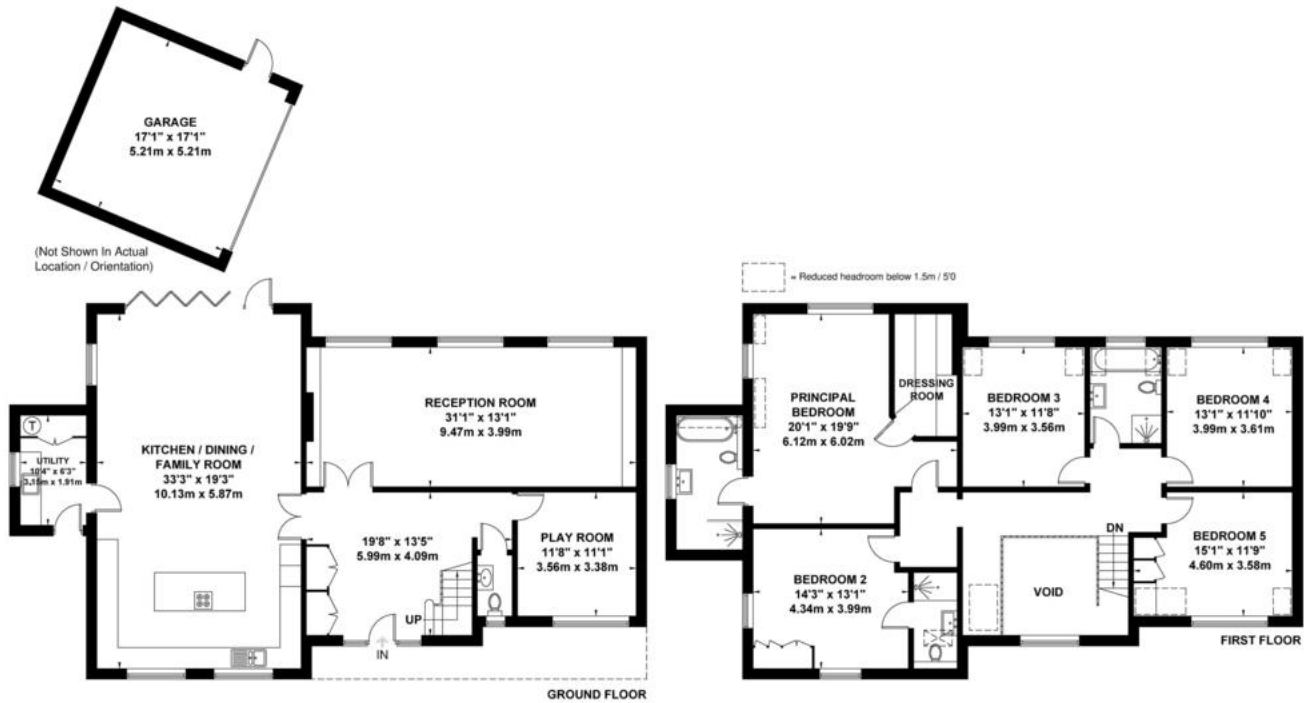
EPC rating = D

Viewing

Strictly by appointment with Savills

Spenser Avenue, Weybridge

Approximate Gross Internal Area = 287.6 sq m / 3096 sq ft
Garage = 27.0 sq m / 290 sq ft
Total = 314.6 sq m / 3386 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England, Scotland & Wales	EU Directive 2002/91/EC	

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