

## 3, Old Avenue, Weybridge, Surrey, KT13 0QP

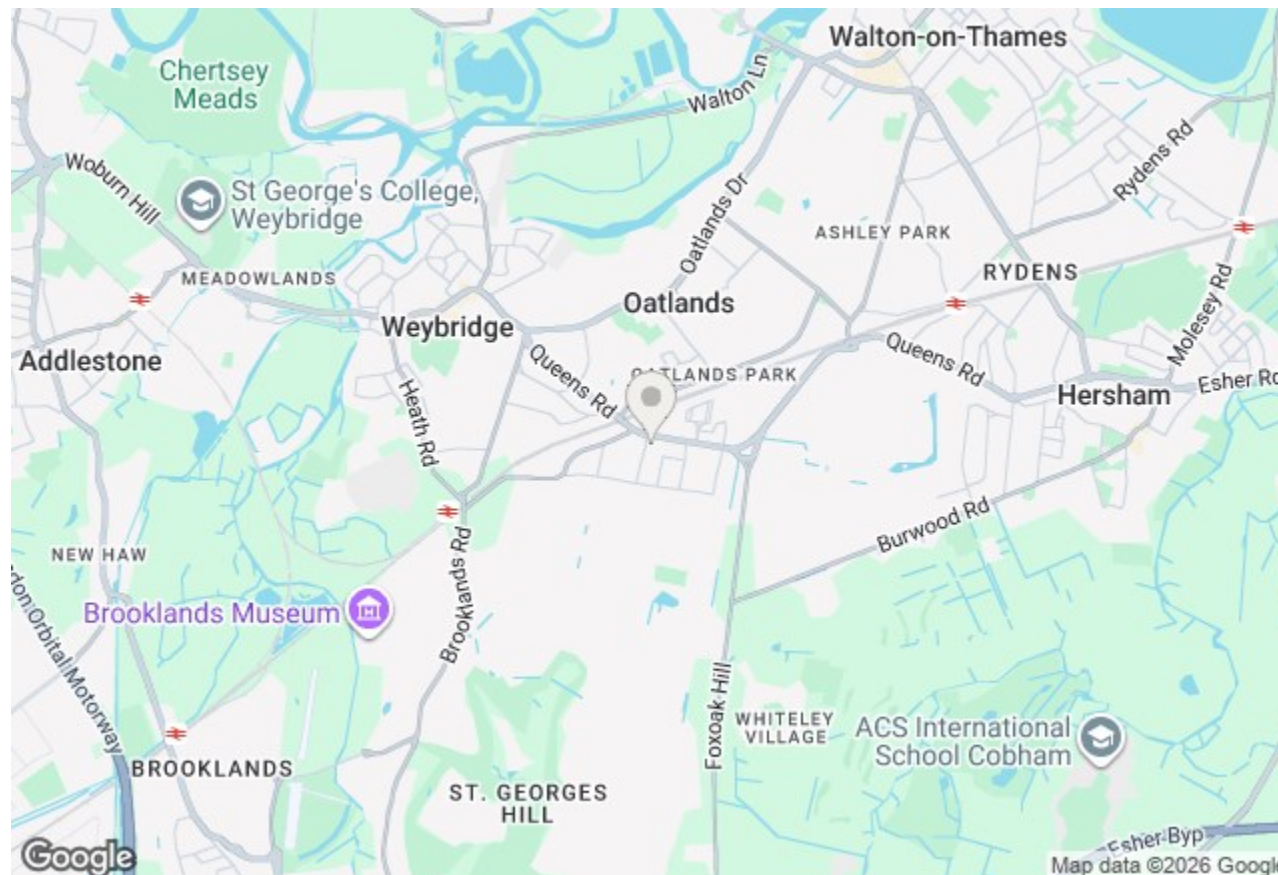
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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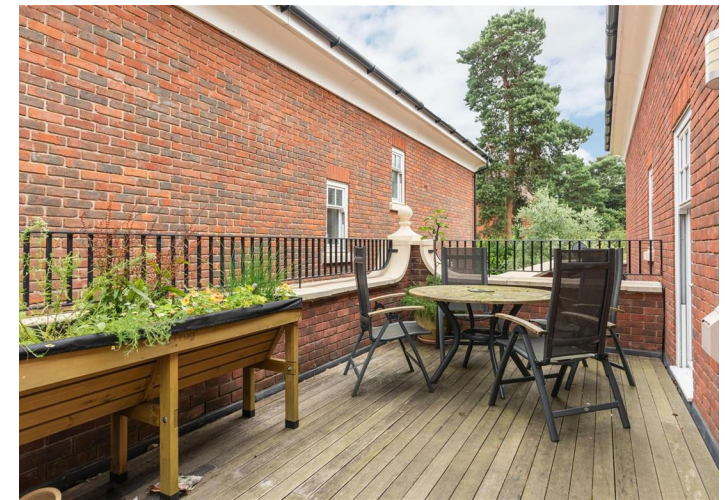


**£1,300,000 Freehold**

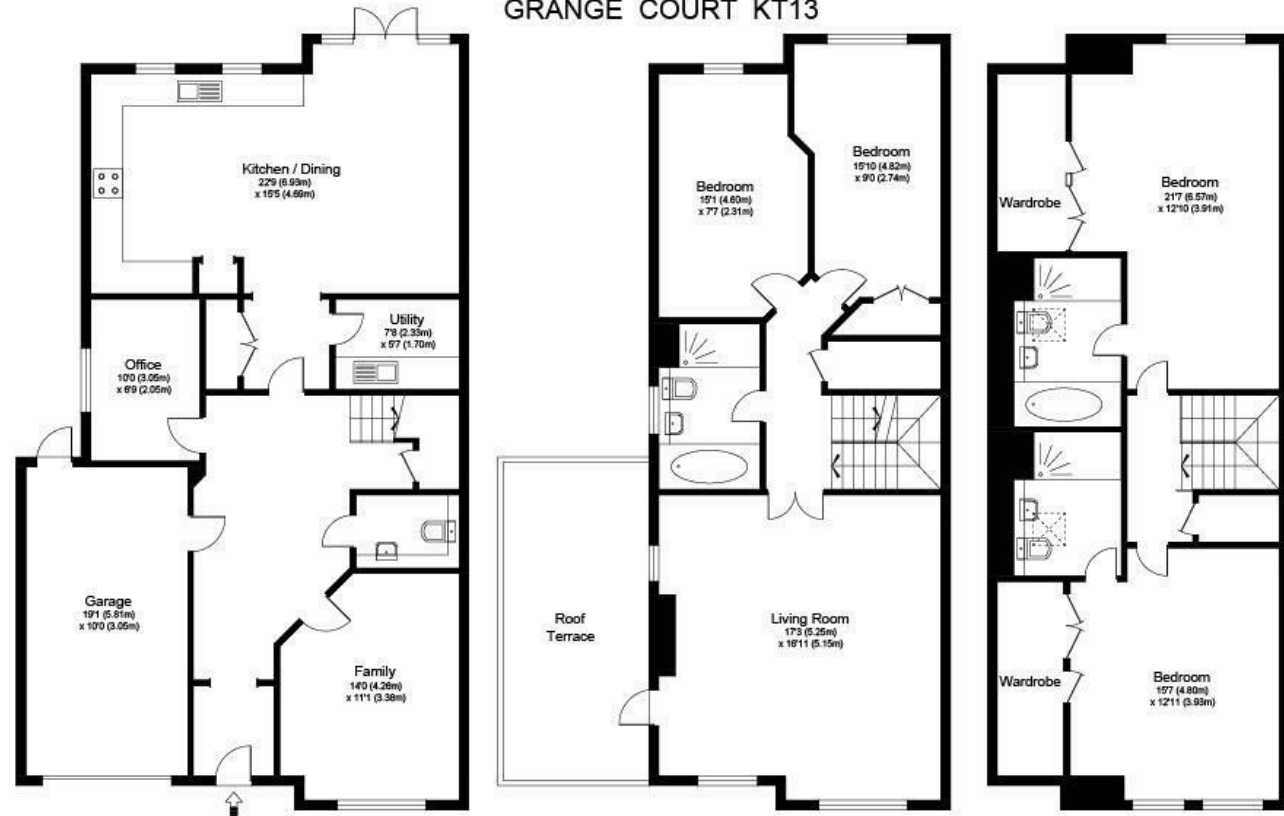
We are delighted to offer this well presented semi detached family home quietly positioned within a small gated development within easy reach of Weybridge town centre and the popular shops and bars on the Queens Road. The accommodation has been well cared for by the present owners and briefly includes a spacious welcoming entrance hallway with access to family room, modern downstairs cloakroom, integral garage and generous size study room making the perfect work from home office. The inner hallway gives access to the separate utility room with space for washing machine and utilities. The modern fitted kitchen is complimented with granite work surfaces with the usual built in appliances and is open plan to the dining area with access to the private garden. The turning staircase leads to the first floor landing where you find the bright and airy living with feature fireplace and access onto the sunny roof terrace providing the perfect space for entertaining or relaxing in the evening sun. From the landing you will also find two generous size double bedrooms, one with built in wardrobes and the main family bathroom fitted with a modern white suite to include bath, wc, wash hand basin and walk-in shower. The turning staircase continues to the second floor landing which provides access the master bedroom with a good range of fitted walk-in wardrobes and ensuite bathroom, plus the forth bedroom, also a generous size and also including built in wardrobes and ensuite shower. Externally the rear garden is mainly laid to lawn with many mature tree and shrub borders offering an element of seclusion to the private garden. The patio offers plenty of space for garden furniture and a second patio has been added to the rear of the garden catching the evening sun. To the front the property you will find off street parking for two vehicles and access to the garage. In all a lovely family home offering wonderful space and conveniently positioned for the popular Weybridge schools.



# Old Avenue, Weybridge, Surrey, KT13 0QP



GRANGE COURT KT13



Approximate Gross Internal Floor Area: 220 m sq / 2365 sq ft  
 Garage Area: 18 m sq / 192 sq ft  
 Total Area: 238 m sq / 2557 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- FOUR BEDROOMS
- MODERN LIVING ROOM WITH FIREPLACE
- SEPARATE UTILITY ROOM
- LUXURIOUS MASTER BEDROOM WITH EN SUITE
- EXTENSIVE GARAGE STORING AREA
- SPACIOUS KITCHEN-DINING ROOM
- ROOF TERRACE
- SECLUSIVE BACK GARDEN
- TWO PARKING SPACES
- GATED PROPERTY DOWN QUIET ROAD