



Holstein Avenue, Weybridge, KT13 8NX





Located in the heart of central Weybridge, just yards from the shops, cafés and restaurants of the High Street, this beautifully presented period home combines charming character features with modern family living.

The property is ideally positioned for highly regarded local schools, picturesque walks along the Rivers Thames and Wey, and is within easy reach of Weybridge mainline railway station.

The current owner has thoughtfully adapted the home to suit modern family living, creating a superb open-plan kitchen/dining room featuring a luxury fitted kitchen with a central island that subtly separates the kitchen and dining areas. A door opens directly onto the rear garden, making it ideal for both everyday living and entertaining. The living room is accessed from the entrance hall through double doors and benefits from a large feature bay window, providing plenty of natural light. A downstairs WC, accessed from the bright and spacious entrance hall, completes the ground floor accommodation.

On the first floor are two generous double bedrooms, both with built-in wardrobes. The stylishly refitted bathroom features a freestanding bath, walk-in shower, WC, wash basin and fully tiled walls. A further room, currently used as a home office, provides access to a spacious loft room. While this area does not have building regulations as habitable room, this bonus area is a useful addition to the space.

Outside, the south-easterly facing rear garden has been designed for low-maintenance living, with a patio, artificial lawn, built-in seating area and raised planters. To the front, a walled garden with a gated entrance provides an attractive approach to the property.

Please note: The loft space is shown on the floor plan for identification purposes only and does not have Building Regulations approval as a habitable room.

Freehold

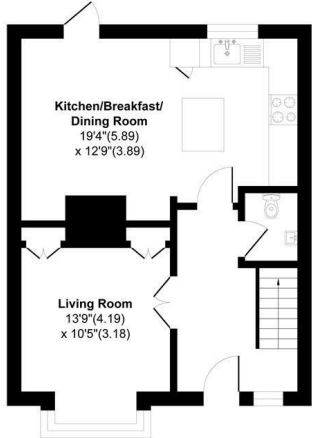
Holstein Avenue, Weybridge KT13

Approximate Area = 970 sq ft / 90.1 sq m (Loft Room Not Included)

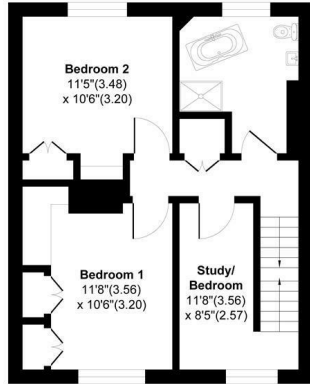
For Identification Only - Not to scale



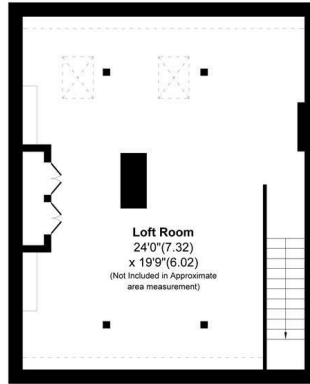
Garden
30'8"(9.35)
x 18'7"(5.66)



Ground Floor



First Floor



Second Floor

This Loft Space is Shown for Identification
Purposes only and does not have building
regulations approval as a habitable room



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Grants Homes Agents.



EPC Rating: 69 C

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Grants Homes 60 Church Street, Weybridge, Surrey, KT13 8DL
T: 01932 841020 E: weybridge@grantshomes.co.uk