



Old Palace Road, Weybridge, KT13 8PH



Ideally positioned in central Weybridge, just a short stroll from the High Street, this beautifully presented three-bedroom home offers the perfect setting for family life. Conveniently located for highly regarded local schools, shops, and scenic walks along both the River Thames and Wey, the property combines lifestyle and location.

The current owners have thoughtfully reconfigured the ground floor to create a superb open-plan kitchen/dining space, ideal for modern living.

The stylish refitted kitchen features an extensive range of white cabinetry complemented grey quartz worktops, integrated Neff ovens, hob with extractor, and space for a large fridge/freezer. The charming bay-fronted dining area flows seamlessly from the kitchen, divided by a practical breakfast bar. The comfortable sitting room is bright and welcoming, enjoying pleasant views over the garden. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the principal bedroom is a generous, light-filled room with two windows overlooking the rear garden. Two further bedrooms and a modern family bathroom fitted with a white suite provide excellent family accommodation.

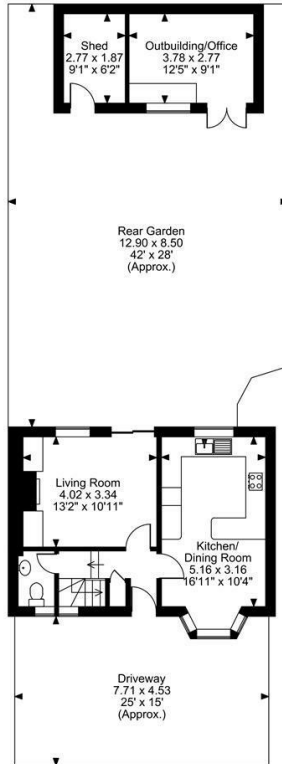
The southerly facing rear garden is a standout feature of the home. It offers a spacious patio area directly behind the house, lawn, and a versatile insulated outbuilding at the end of the garden. Equipped with power and internet, it is currently used as a home office but would equally suit a TV/games room, gym, or playroom. A separate section provides useful storage space. A side gate leads to the front of the property, where off-street parking is available on a block-paved driveway.

This is an excellent opportunity to secure a home on one of

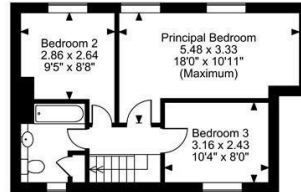


Freehold

Old Palace Road, Weybridge
 Approximate Gross Internal Area
 Main House = 856 Sq Ft/79 Sq M
 Shed and Outbuilding = 172 Sq Ft/16 Sq M
 Total = 1028 Sq Ft/95 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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EPC Rating: 70 C



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