

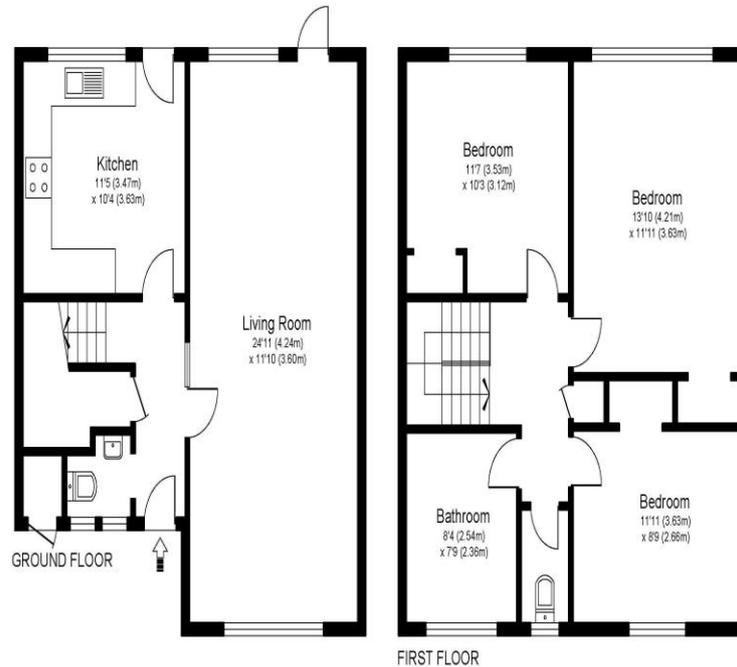


9 Angas Court Weybridge Surrey KT13 9BB

Offers Over £650,000



ANGAS COURT, WEYBRIDGE, SURREY, KT13



Approximate Gross Internal Floor Area: 104 m sq / 1120 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.

Discover this beautifully renovated three-bedroom family home, perfectly positioned in the vibrant heart of Weybridge. Offered with no onward chain, this property has been meticulously refurbished to an excellent standard, providing a "turn-key" opportunity for its next owners. The home's layout is designed for modern living, boasting fresh interiors and thoughtful storage solutions throughout. The ground floor features an expansive open-plan living room that serves as the hub of the home, offering versatile space for both a comfortable lounge and a formal dining area. A separate, modern kitchen provides a dedicated cooking space with direct access to the rear garden—perfect for indoor-outdoor entertaining. Moving upstairs, the first-floor hosts three well-proportioned bedrooms, all of which benefit from built-in wardrobes to maximize space. The family bathroom is also located on this level, while a convenient downstairs cloakroom on the ground floor adds to the home's practical appeal. The outdoor spaces have been as carefully considered as the interior. The rear garden has been recently landscaped, offering a private and low-maintenance retreat for relaxing or hosting guests. Additionally, residents benefit from residents parking located to the front of the property. Situated just moments from the popular Queens Road, you have a wealth of amenities right on your doorstep, including a Tesco Express and a diverse selection of boutique shops, cafes, and restaurants. For the commuter, Weybridge Mainline Station is approximately 0.6 miles away, providing frequent and direct services to London Waterloo. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.