

BY THE WEY, WEY MEADOWS, WEYBRIDGE, SURREY, KT13
£1,700,000 FREEHOLD

CONTEMPORARY 3 BEDROOM RIVER SIDE PROPERTY SET BEHIND PRIVATE ELECTRIC GATES

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DESCRIPTION:

Set behind private gates, this unique waterfront property is accessed via a driveway and has been extended and remodelled to a very high standard. Situated on one level of contemporary living and entertaining space; the main house has 3 bedrooms, 2 reception rooms and 3 bathrooms (one of which is in the studio) with superb views as it faces directly out onto the River Wey. Each room has been designed to absorb as much light as possible with large windows, external views and it is decorated in modern, neutral colours. In addition to the main house there is a separate double garage and a private wellness studio which could also be used as a home office. The front garden has been landscaped with mediterranean plants and has a driveway.



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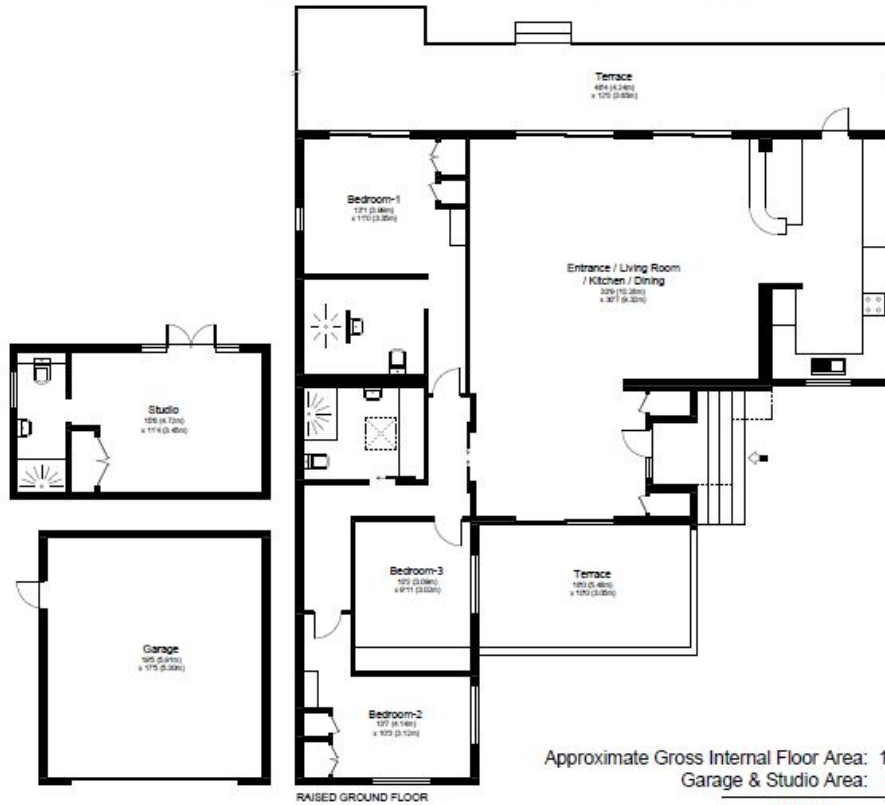
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold
Term: na
Service Charge: tbc
Ground Rent: tbc
Council Tax Band: tbc

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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