



40 Netherby Park, Weybridge, Surrey, KT13 0AQ  
Asking Price £615,000 , FREEHOLD

A lovely three bedroom family house located within this popular and quiet residential development. The property boasts of a modern kitchen which has been extended with door to enclosed patio and garden and a separate utility



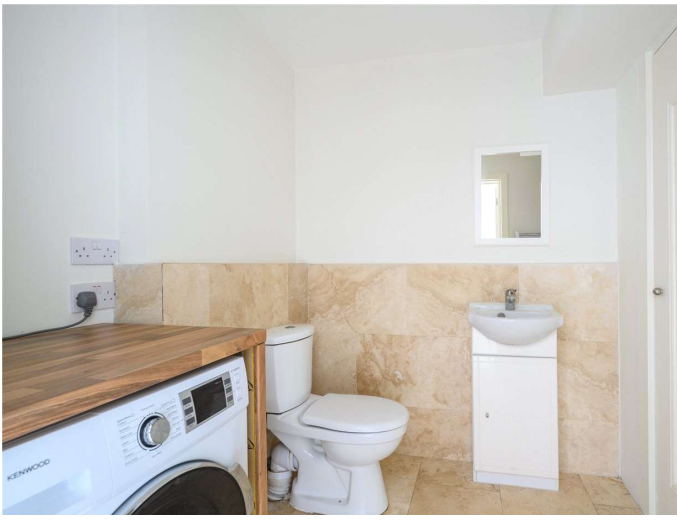


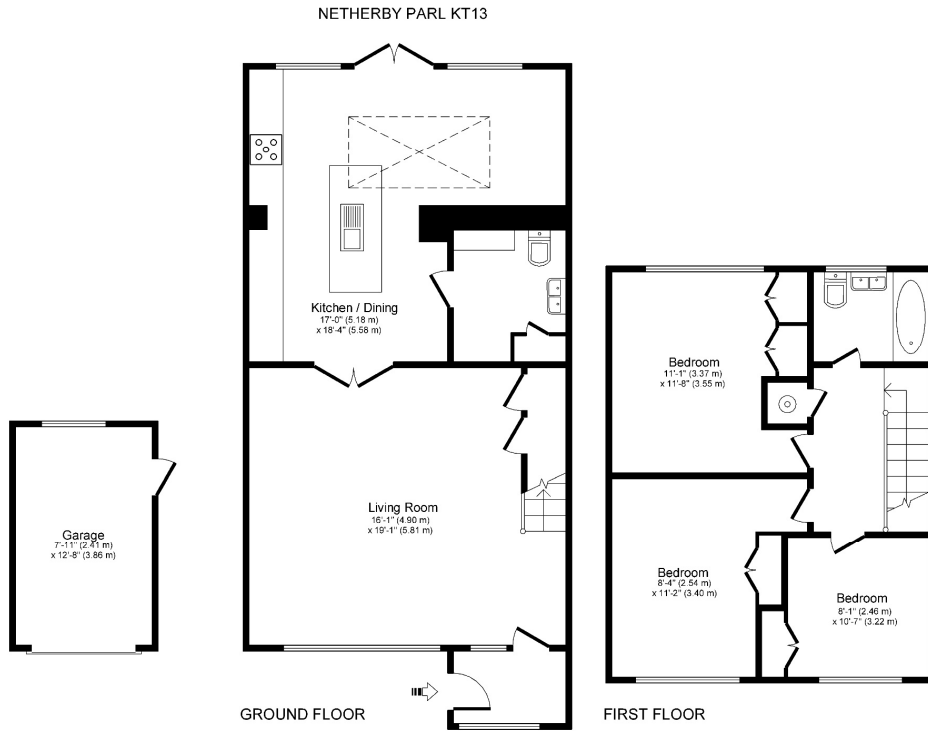
## DESCRIPTION

A lovely three bedroom family house located within this popular and quiet residential development. The property boasts of a modern kitchen which has been extended with door to enclosed patio and garden and a separate utility room.. The property also benefits from a garage which has been converted into an office and storage. Ideally located for the local schools and shops.

## AT A GLANCE

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





Approximate Gross Internal Floor Area: 96 m sq / 1033 sq ft

Garage Area: 9 m sq / 97 sq ft

Approximate Gross Internal Floor Area: 105 m sq / 1130 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.

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