

# RIVERHOMES

Weybridge  
Surrey KT13

£1,250,000  
Freehold



## Weybridge Surrey KT13

Stunning three bedroom eco-home perched on the banks of the River Wey in Weybridge, Surrey, with a 12.5 meter riverside patio/mooring. The owners have just undertaken a dramatic extension project and overhaul of the property which includes: triple glazing throughout with solar reflective coating creating a U value of around 0.7; Rako lighting system; Nest cameras front and back and integrated meshed smoke detectors; automated triple glazed roof windows; wood fibre insulation and a brand new roof. The house is predominantly all on one level with a mezzanine

floor providing a versatile extra bedroom or living area. At ground floor level the property is accessed by a private driveway with an off-street parking space; living room; double guest bedroom; ancillary room 4<sup>th</sup> bedroom/study; family bathroom; large double height modern kitchen and primary bedroom overlooking the garden and the river beyond with own en suite shower room. The 100 ft. mature garden sweeps down to the banks of the River Wey and there is a studio/home office/gym also overlooking the water.

### KEY FEATURES

**3 bedrooms**

**2 bathrooms**

**Triple glazed windows with solar reflective coating**

**Nest cameras front and back**

**Integrated meshed smoke detectors**

**Wood fibre insulation**

**Off-street parking space**

**Close to the town centre of Weybridge and its shops, bars and restaurants**

**Weybridge National Rail station provides direct links to central London**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	87   B	90   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

<b>Local authority:</b>	Elmbridge Borough Council
<b>Internal area:</b>	1,869 sq. ft. / 174 sq. m.
<b>Council tax band</b>	F
<b>No. of bedrooms:</b>	3

