

Seymours

Layton Court
Weybridge, Surrey, KT13 9AD

£375,000 Guide Price



Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 709 sq. ft
- Weybridge – 0.8 miles

- Beautifully presented
- First floor maisonette
- Attractive cul-de-sac location
- Conveniently close to Weybridge High Street and Queens Road
- Large comfortable lounge/diner
- Spacious superb modern kitchen
- Two good size bedrooms both with built in wardrobes
- Modern family bathroom
- Attractively landscaped private rear garden
- Garage in nearby block

Situated within a quiet and highly regarded cul-de-sac, this beautifully presented first-floor maisonette offers spacious, modern accommodation together with a private landscaped garden and garage, all within easy walking distance of Weybridge High Street, Queens Road and the mainline railway station.

Accessed via its own private entrance, the property opens onto a bright and welcoming landing leading to a generous lounge/dining room, providing an excellent space for both relaxing and entertaining. The contemporary kitchen has been thoughtfully designed with a range of sleek high-gloss units, attractive wood-effect worktops, an inset sink and drainer, integrated oven and hob, plumbing for a washing machine, and space for a freestanding fridge/freezer.

There are two well-proportioned double bedrooms, each benefiting from built-in wardrobes, while the stylish modern family bathroom has been finished to a high standard, complementing the home's contemporary feel.

Outside, the property enjoys an attractively landscaped private rear garden, offering a wonderful extension of the living space. A paved patio beneath a timber pergola creates the ideal setting for outdoor dining, while the generous artificial lawn provides a low-maintenance area perfect for relaxing or entertaining throughout the year. A garage located in a nearby block offers valuable additional storage or secure parking.

Ideally positioned close to the excellent range of independent boutiques, cafés, restaurants and everyday amenities found in both Weybridge High Street and Queens Road, the property also benefits from convenient access to Weybridge mainline station, offering fast and frequent services into London Waterloo.

Combining generous accommodation, stylish interiors and an enviable location, this superb maisonette presents an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.

Lease Information

Lease Length: Approximately 115 years remaining
Ground Rent: £100 per annum
Service Charge/Maintenance: Ad hoc
Council Tax Band: C (Elmbridge)

Location

Transport Links
Weybridge 0.8 miles
Walton-on-Thames 1.9 miles

Schooling Facilities
Primary
St James CofE Primary School
St Charles Borromeo Catholic Primary School
Oatlands Infant School
Cleves School
St Georges Junior School

Secondary
Walton Leigh School
Heathside School
Halliford School
St Georges College

Council tax band: Tax band C
Local authority: Elmbridge Borough Council
Tenure: Leasehold





ONLY 0.8 MILES FROM WEYBRIDGE STATION

*IN QUIET CUL-DE-SAC *
PRIVATE GARDEN & GARAGE

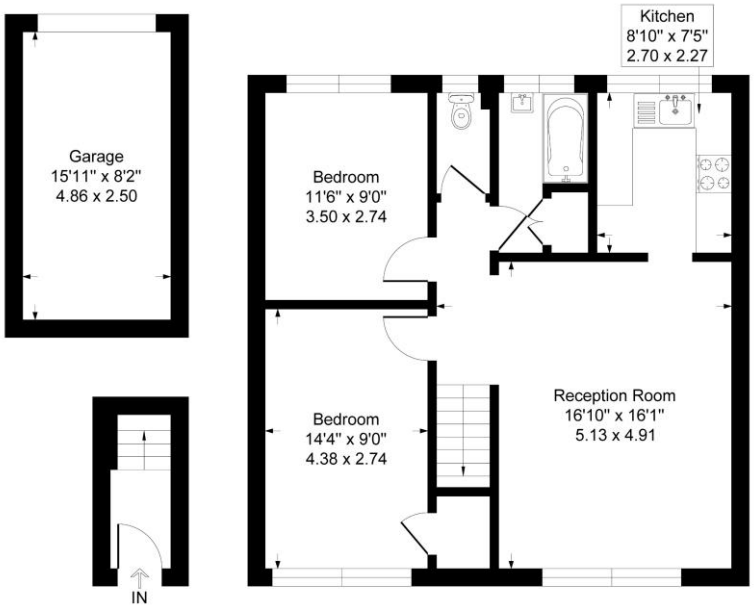




Floorplan

Layton Court, Weybridge, KT13

Approximate Gross Internal Area
Main House 709 sq ft - 66 sq m
Garage Area 131 sq ft - 12 sq m



Ground Floor **First Floor**

This floorplan is for guidance only and does not form part of an offer or contract.
Buyers or tenants should verify all details through inspection, searches, and surveys.
Measurements are approximate and should not be relied upon for valuation or transactions.
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