

**house.**  
PARTNERSHIP

Moving estate agency on



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49

Heath Road  
Weybridge KT13 8TJ

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Characterful cottage between the town and station, with pretty views of The Heath

- Porch
- Sitting / dining room with woodburner
- Kitchen
- 2 bedrooms
- Shower room
- Spiral staircase
- Part walled garden
- Views across the heath
- 0.5 mile from Weybridge station
- EPC: D



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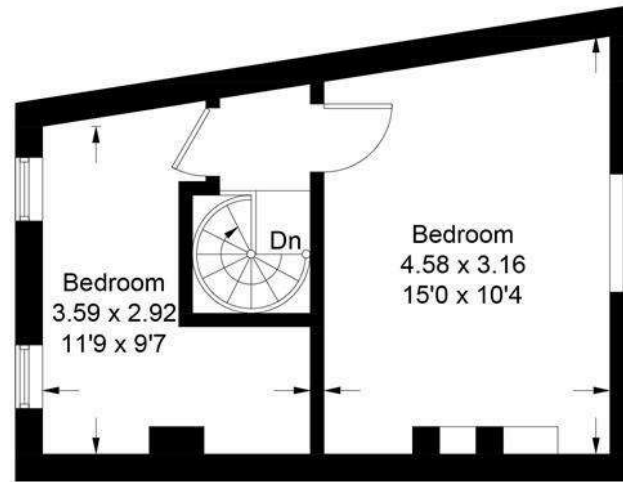


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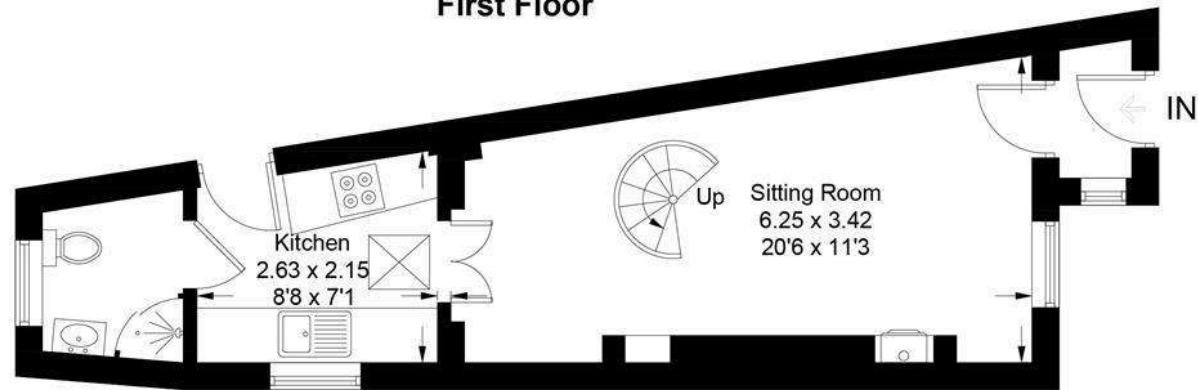
properties perfectly presented



Approximate Gross Internal Area = 54.9 sq m / 591 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID699788)

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## HOUSE INFORMATION

Approximate total gross internal area: 591 sq ft / 54.9 sq m.

Services: All mains services. Gas-fired central heating.

Local authority: Elmbridge Borough Council.  
Tel: 01372 474474.

Viewing: Strictly by appointment. Tel: 01932 283288.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D	60	63	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



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