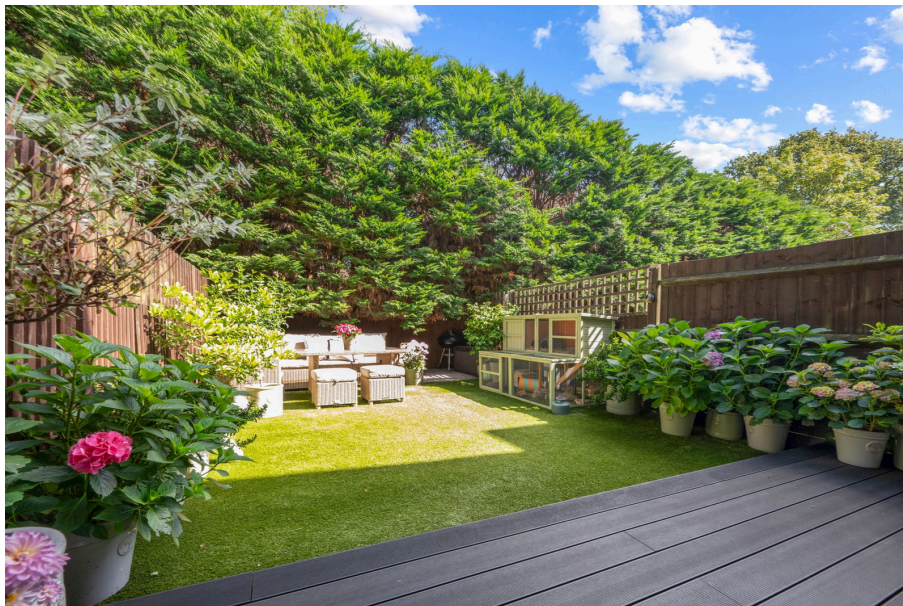




Sterling Place, Weybridge, KT13

Offers Over £880,000

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Having undergone an exceptional and comprehensive refurbishment by the current owners, this beautifully presented three-bedroom, two-bathroom home is set within a highly sought-after gated development in a prime Weybridge location. The property falls within the catchment area for some of the area's most desirable schools, including Otlands and Cleves, and is conveniently positioned approximately three-quarters of a mile from Walton-on-Thames mainline station, offering fast and frequent services to London Waterloo.

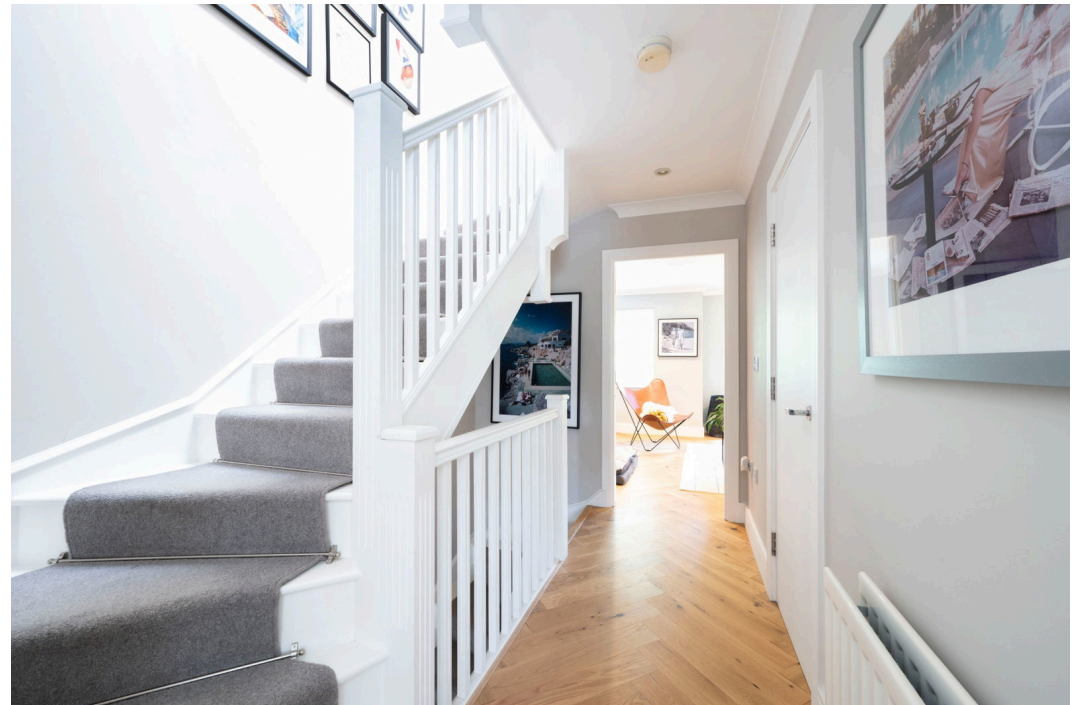
Arranged over three floors, the accommodation is both versatile and thoughtfully designed, providing ideal space for modern family living and entertaining.

On the ground floor, a welcoming entrance hall with a guest W.C. leads to a partially converted garage, now forming a stylish and practical additional reception room - perfect as a home office, playroom, or teenager's retreat - while still retaining a useful area for storage. To the rear, a stunning kitchen/dining room spans the width of the property. This space is superbly appointed with high-quality cabinetry and work surfaces, complemented by integrated Neff appliances including a double oven with steam function, induction hob with extractor, washing machine, and dishwasher. Doors open onto a secluded rear garden, featuring a composite decking area and low-maintenance artificial lawn.

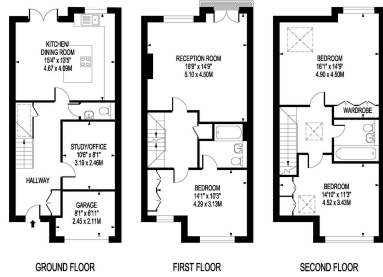
A staircase with a fitted runner leads to the first floor, where a bright and spacious lounge overlooks the garden, alongside a well-proportioned bedroom with en-suite shower room. The top floor hosts an impressive principal bedroom, a further double bedroom, and a contemporary family bathroom. Both landings, the lounge, and all bedrooms are finished with elegant real timber herringbone flooring, while all bedrooms benefit from built-in wardrobes.

Externally, the property offers off-street parking to the front.

This is a truly stunning home, finished to an exceptional standard, situated in one of Weybridge's most desirable settings - early viewing is highly recommended to fully appreciate all that it has to offer.



STIRLING PLACE
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 1423 SQ FT- 132.20 SQ M
 (EXCLUDING GARAGE)
 GARAGE AREA : 59 SQ FT- 5.50 SQ M
 TOTAL AREA : 1482 SQ FT- 137.70 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN BASED AS SHOWN IS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE AN OFFER OR CONTRACT.
 ANY INTERNAL DIMENSIONS OF ROOMS SHOULD BE CONFIRMED BY MEASUREMENTS TAKEN ON SITE AT THE TIME OF VIEWING.
 ANY AREAL MEASUREMENTS OF DISTANCES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR AS THE BASIS OF ANY SALE OF LET.

- Fully refurbished three-bedroom, two-bathroom home
- Catchment for highly regarded schools including Otlands and Cleves
- Versatile accommodation arranged over three floors
- Stunning kitchen/dining room with high-spec integrated Neff appliances
- Principal bedroom suite plus two further double bedrooms with fitted wardrobes
- Located within a sought-after gated development in Weybridge
- Approximately 0.75 miles to Walton-on-Thames mainline station (London Waterloo)
- Partially converted garage providing an additional reception room with retained storage
- Storage rear garden with composite decking and low-maintenance artificial lawn
- Off-street parking and beautifully finished throughout with herringbone flooring

