





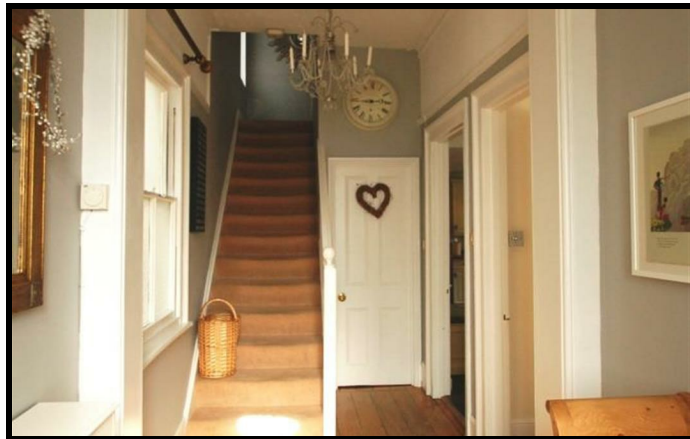
15 The Parade, Claygate, Esher, Surrey, KT10 0PD
Web: www.catco.co.uk Email: property@catco.co.uk
Tel: 01372 471111 Fax: 01372 471130

3 York Road, Weybridge, Surrey, KT13 9DR

£2,950 PCM

A stunning, period detached property, offering light and spacious accommodation throughout. The property boasts a beautiful, large kitchen breakfast/dining room, family room, study, downstairs wc and formal reception room with working fireplace. French doors lead off of the family room to the garden with mature trees and shrubs.

Upstairs comprises of three double bedrooms, one with an en-suite shower room and a further single bedroom and family bathroom. The property also benefits from off-street parking for 2 cars. Available from mid July or sooner.



• DETACHED HOUSE • CENTRAL LOCATION • PERIOD STYLE • FOUR BEDROOMS • TWO BATHROOMS • TWO RECEPTION ROOMS • LARGE KITCHEN / DINING ROOM • DOWNSTAIRS WC • MATURE GARDEN • OFF-STREET PARKING



These particulars are believed to be correct but their accuracy is not guaranteed and they should not form the basis of an offer or contract. Please note - We are unable to test services, central heating systems and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**VIEWING: BY APPOINTMENT PLEASE THROUGH THE OWNERS AGENTS CATLING & CO.
24 HOUR ANSWER PHONE SERVICE. 01372 471111**

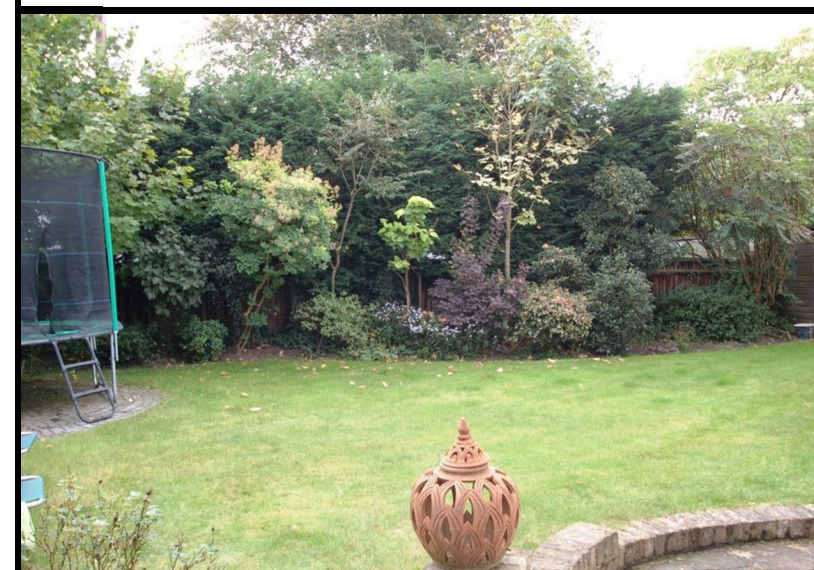


Ground Floor
Area 73.33 Sq.M.
(789 Sq.Ft.)



First Floor
Area 56.51 Sq.M.
(608 Sq.Ft.)

Total Approx. Floor Area 129.84 Sq.M. (1398 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		