



Hamm Court  
WEYBRIDGE, KT13

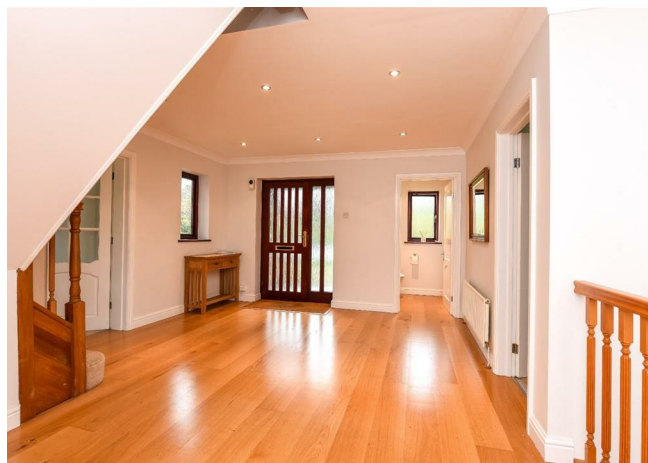
yoodle®  
*Success and nothing less*

A four bedroom detached house that backs onto the River Thames with its own private mooring



A rarely available four bedroom family home which occupies a beautiful site of over a third of an acre in a sought after private estate with stunning views of the River Thames.

Downstairs comprises a large open plan reception room with wood burning stove and views over the river, a dining room, eat in kitchen with doors out onto a terrace, utility room, downstairs wc, cloak room and a double bedroom/family room with en-suite bathroom. Upstairs there is a master bedroom with fitted wardrobes and en-suite bathroom, guest bedroom with built in wardrobes and balcony overlooking the garden and river, further double bedroom, family bathroom and landing/study area. The lower ground floor provides a further three rooms which are flexible in use. Externally there are beautifully landscaped gardens, a 100 foot mooring, a garage and parking. Offered part furnished and available late March.



# HAMM COURT, WEYBRIDGE, KT13 8YE

£3,950 PER MONTH

Local Authority: Elmbridge Borough Council

Council Tax Band: G

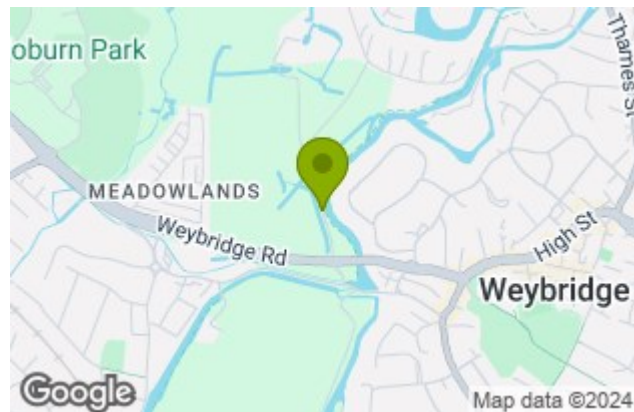
Furniture: Furnished/unfurnished

Parking: Secure driveway

Available Date: 25th March 2022

TOTAL APPROX. FLOOR AREA 3576.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		79	(92 plus) A
(81-91) B		69	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Approximate Gross Internal Area Total = 332.2 sq m / 3576 sq ft

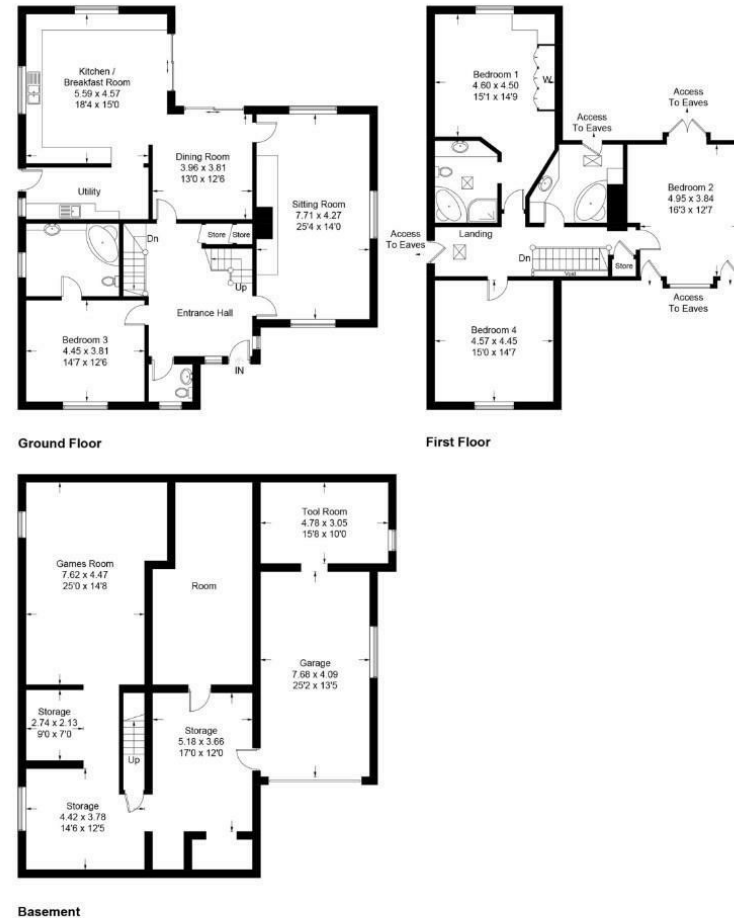


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID497945)

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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