



57 Weymede, Byfleet, West Byfleet, KT14 7DQ

£430,000

- Three Bedroom Family Home
- End of Chain
- Garage With Light and Power
- Nearly New Boiler

57 Weymede, West Byfleet KT14 7DQ

This three bedroom "Span" house is ideal for families and commuters alike.

Set in fantastic grounds amongst 15 acres of Parkland this "Modern" house offers great accommodation within a fantastic community in Weymede.

This well presented property is offered to the market with a large Living/dining room, modern kitchen and bathroom, mature and low maintenance rear garden and large bedrooms.

The property also benefits from large floor to ceiling double glazed windows making this property light and bright all year round.



Council Tax Band: D



Front garden

Pretty front garden with established shrubs and bushes, footpath leading the white UPVC front door and porch.

Porch

Ideal use of space with a floor to ceiling built in cupboard, light, double glazed window with obscured glass creating a light and bright entrance to this superb Span house. Tiled floor, radiator, electrical socket and white shaker style door leading to the lounge.

Lounge

Light and bright impressive lounge with a wall of floor to ceiling double glazed windows appreciating the stunning views of oak trees and communal grass area. Fitted blinds, central ceiling light, alcove creating space for a small desk, wireless hive smart thermostat, radiator with radiators covers, engineered wood floor and open plan to the dining area and kitchen.

Dining room

Spacious dining room with a continuation of the engineered wood floor and full height double glazed sliding patio doors to the garden. Central ceiling light, radiator with cover, under stairs cupboard housing the electric and gas meters. Breakfast bar and opening to the kitchen.

Kitchen

Modern and immaculately presented fitted kitchen with a vast amount of grey gloss eye and base level cupboards, integrated appliances including; under counter fridge and separate freezer, slimline dishwasher, washing machine, gas hob and electric oven with extractor fan. Tiled floor, generous amount of solid wood worktop and breakfast bar with space for bar stools and white UPVC back door leading out onto the garden with a further side panel window. Floor to ceiling built in cupboard housing the less than one year old Gloworm Combi boiler, white sink and drainer with a telescopic hose.

Stairs and landing

Solid, natural wood staircase with carpet leading to the first floor and landing. The illusion of space and light with the vaulted ceiling and fan lights operated by winding handles, wall light and white shaker doors to the bedrooms and bathroom.

Master bedroom

Situated at the front of the property this lovely sized master bedroom benefits from a wall of built in wardrobes, original features of the span architecture of the vaulted ceiling and a cupboard,. Radiator, ceiling light and large double glazed window overlooking the well maintained gardens.

Second bedroom

Double bedroom offering ample space for a double bed and tall wardrobe. Continuation of the tall ceiling, carpet, double glazed window with fitted blinds, radiator and ceiling light.

Third bedroom

Large single with the additional bonus of a large shelf suitable for storage, carpet, double glazed window overlooking the garden, radiator and central ceiling light.

Bathroom

Modern, light and bright bathroom with part tiled walls, double glazed fan windows in the vaulted ceiling with hand winder openers. Tile effect vinyl flooring, hand basin built in to a vanity unit, white panel bath with fitted shower screen and thermostatic shower. Low level toilet, vanity mirror with motion light, glass shelves and white heated towel rail.

Garden

Low maintenance garden with raised flower beds set behind the sleepers, large patio area for barbecues and relaxing in the summer. Astro turf artificial grass, outside tap, small brick outbuilding, outside tap and rear gate to footpath and garage.

Garage

Single garage with up and over door, light, power and concrete base.

Weymede is a community

Weymede is an estate of 141 houses built in the mid

trees and shrubs. The estate benefits from its own totally private frontage to the river Wey and is perfectly situated for Weybridge or New Haw stations, Mercedes Benz World, Brooklands museum/shopping and fine local schools. The unique environment of Weymede is protected by legal covenants administered by a committee of volunteer residents.

It is, in short, one of Surrey's best kept secrets

Living at Weymede

Span estates were designed to "span the gap between the suburban monotony of the typical 'spec building' and the architecturally designed individually built residence" and to "think about a community first, the buildings second and to use the placing of dwellings to shape the communal space"

Architect speak maybe and in most housing built since the 1970's you would need a very large pinch of salt to believe it. Weymede however in common with most Span estates genuinely does just what it says in the blurb. It shatters the dominance of the road and car and brings the garden closer to each home by "placing landscape first, landscape second and landscape last".

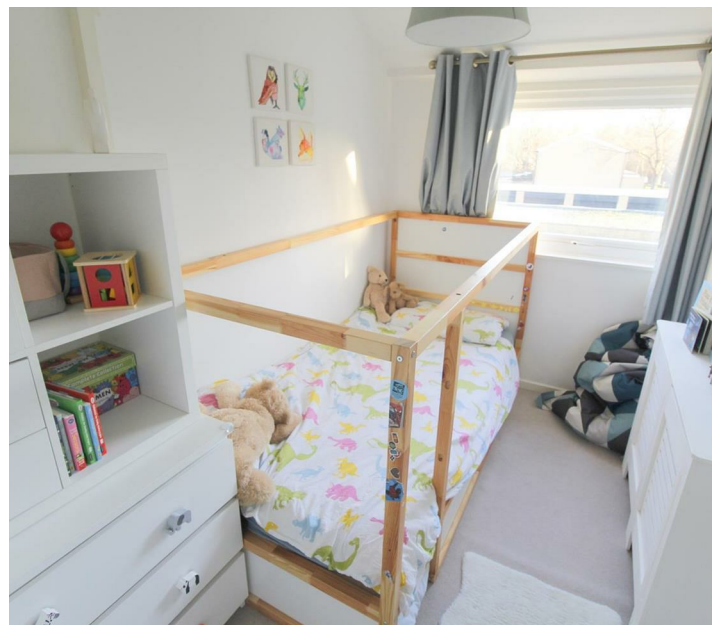
One of Eric Lyons original intentions was to "engineer a sense of community by forcing people to interact by dint of their environment". Maybe a little utopian but living at Weymede is quieter, friendlier and a whole lot prettier than most suburban areas.

For more information on Weymede please speak to one of our staff or you can find much more on <http://www.weymede.co.uk>, where you will also see the "Grand Designs Magazine" article in 2005.

Outgoings

Although the property is Freehold, there is a monthly cost for all owners of Weymede, this cost not only covers the fee for the upkeep of the 15 acres of communal parkland, it also covers the cost of any timbers to be repainted every three years on the property i.e facia, soffits, windows, upkeep of communal areas such as pathways, parking area and even includes window cleaning for the property.

The cost for this is only around £100 per month.







Directions

Situated off Parvis Road, located close to Weybridge Station and Byfleet and New Haw Station.

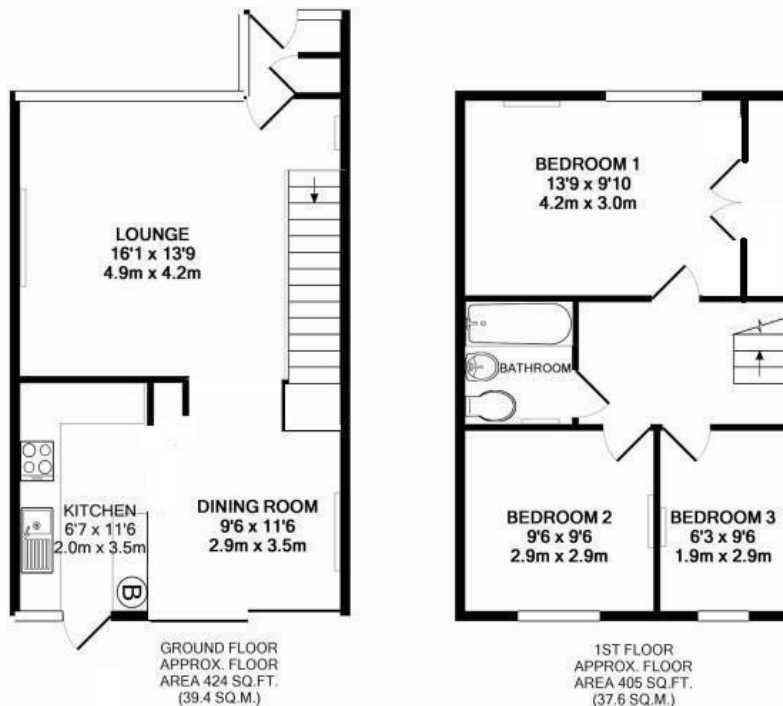
Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			63
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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