



43 Weymede, Byfleet, Surrey, KT14 7DQ

Price Guide £427,500

- Three bedroom family home
- Recently replaced kitchen
- Situated in a beautiful location of Weymede
- Single garage in a block

# 43 Weymede, 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.

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

Set in a beautiful position of Weymede Estate with a landscaped communal green and pretty front garden with established shrubs and footpath to the white UPVC front door.

### Porch

Light and bright entrance hall that welcomes you into this lovely family home with double glazed windows and obscured glass. Open plan porch way offering ample space for coats and shoes with a large welcome mat, ceiling light, and radiator.

### Lounge/Dining Area

Large lounge/dining area that offers a large double glazed window overlooking the green, neutrally decorated with cork floor that flows through the downstairs and Victorian roll top radiator. This stunning family room benefits from a sliding patio door from the dining area to the low maintenance sunny garden, under stairs storage housing the fuse box, vertical radiator and ceiling light.

### Kitchen

Recently fitted kitchen that is well designed and offers a vast amount of sage green eye and base level cupboards benefiting from space saver drawers, Quartz sparkle work top and central island with further under counter cupboards and space for 2 bar stools. Integrated slimline dishwasher, tall fridge/freezer, induction hob, electric oven and extractor fan. Inset black sink with mixer tap, double glazed window and door leading to the garden, down lights and continuation of the cork flooring.

### Stairs and Landing

White wooden staircase with newly fitted carpet leading to the first floor landing with large storage cupboard with shelves, loft hatch with access to the boiler, central ceiling light and white doors leading to the bedrooms and bathroom.

### Master Bedroom

Situated at the front of the property this light and bright spacious master bedroom benefits from views of the well maintained communal garden. Victorian roll top radiator, vaulted ceiling, central ceiling light, carpet, two over stair cupboards and a double built in wardrobe.

### Bedroom Two

Large double bedroom with vaulted ceiling, carpet, radiator, central ceiling light and double glazed window overlooking the rear garden.

### Bedroom Three

Single bedroom situated at the rear of the property benefiting from a vaulted ceiling, radiator, carpet and double glazed window.

### Bathroom

Beautiful bathroom with "P" shape bath, shower screen and a superb monsoon shower head and additional shower hose. Contemporary wall tiles, vaulted ceiling with window offering natural light and extraction. Modern hand basin built into a vanity unit, matching contemporary toilet and heated chrome towel rail.

### Garden

Mostly laid to lawn with paved patio area, outside tap, summer house suitable for storage and footpath leading to rear gate.

### Garage

Single garage in a block with up and over door and recently replaced roof.







## Directions

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

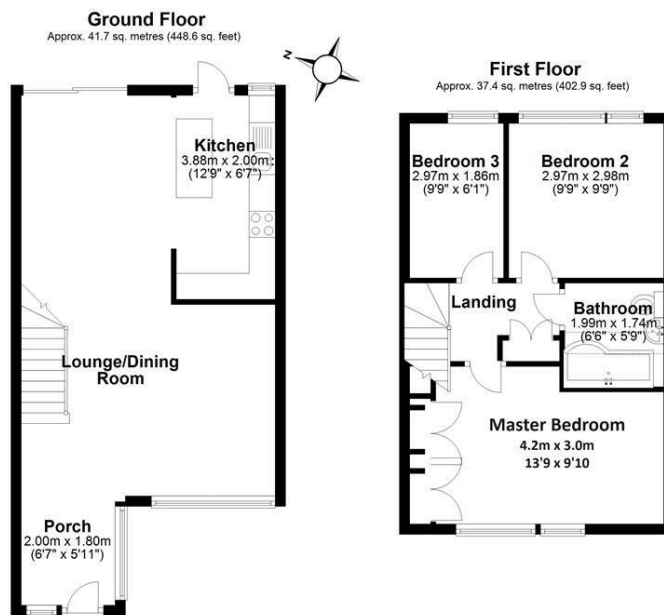
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Plan produced using PlanUp.