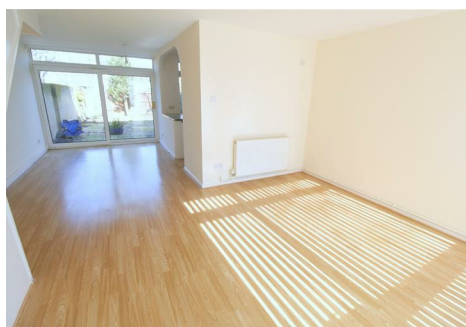




124 Weymede, Byfleet, KT14 7DJ

Price Guide £427,500

- Three bedroom end terraced house
- New redecorated - light and bright throughout
- Low maintenance garden
- Garage in a block
- Gas central heating
- No chain

124 Weymede, Byfleet KT14 7DJ

Welcome to this newly decorated and charming three-bedroom end of terrace house located in the picturesque area of Weymede, Byfleet.

Upon entering the property, you are greeted by a spacious reception room. The house boasts three well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office.

Private access to the tranquil River Wey. Imagine leisurely strolls along the riverbank or picnics in the private secluded area reserved for the residents of Weymede with fishing rights included.

For those with a busy lifestyle, the low maintenance garden is a true asset, offering a peaceful outdoor space.

Don't miss out on the opportunity to own this delightful end of terrace house in the sought-after location of Weymede. Contact us today to arrange a viewing and start envisioning your life in this wonderful property.



Council Tax Band: D



Entrance

Pretty front garden with established bushes and shrubs, footpath leading the white UPVC front with double glazed side panel and obscured glass.

Porchway

Vast amount of natural light via the floor to ceiling double glazed window with obscured glass, coat hooks and laminate floor. Central down light and wooden door with glass panels leading to lounge/dining room.

Lounge/Dining room

An abundance of natural light via a floor to ceiling wall of double glazed windows overlooking the front garden and double glazed patio doors looking out onto the garden. Laminate flooring throughout the lounge and dining area, radiator, ample space in the lounge area to be versatile with your furniture, under stair cupboard housing gas, electric meters and fuse box. Open plan to the dining area which benefits a further radiator and open plan to the kitchen.

Kitchen

Modern white kitchen with a vast amount of eye and base level cupboards and formica worktop creating a breakfast bar with further undercounter storage. Five burner gas hob, electric double oven, washing machine and integrated fridge/freezer. Tall cupboard housing the Worcester boiler, stainless steel sink and drainer, laminate flooring, double glazed window and back door leading to the garden.

Stairs to first floor

Carpeted staircase leading to the first floor and landing with a wooden handrail, floor to ceiling double airing cupboard for storage and the water tank. White wood doors leading to the three 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. Radiator, vaulted ceiling, central ceiling light, carpet, two over stair cupboards and a double built in wardrobe.

Bedroom two

Situated at the rear of the property this double bedroom also benefits from a vaulted ceiling, double glazed window overlooking the garden, radiator, carpet and central ceiling light.

Bedroom three

Adjacent to the second bedroom this large single bedroom could accommodate a double bed. Radiator, carpet, central ceiling light and a double glazed window overlooking the rear garden.

Bathroom

Contemporary bathroom with a corner tiled shower enclosure, built in low level toilet, floating hand basin, tiled floor and part tiled walls. Vaulted ceiling, extractor fan and vanity cupboard.

Garden

Private and enclosed low maintenance rear garden with patio area, rear gate and storage shed.

Garage

Single garage in a block with up and over door

Weymede

Weymede is situated on the border where Byfleet morphs into Weybridge and set in 15 acres of private, fully enclosed landscaped gardens featuring a wide variety of mature trees and shrubs. The estate benefits from its own totally private frontage to the river Wey with private fishing rights 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

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".

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

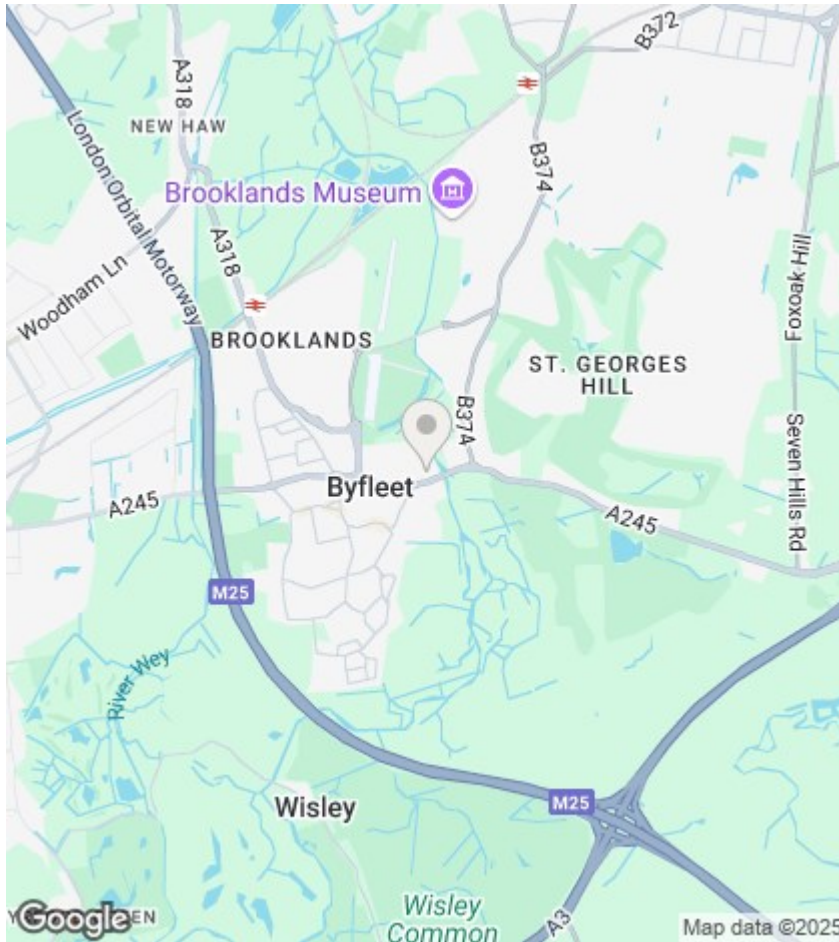
Outgoings

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 fascia, 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

Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn right onto Weymede. Slight right to stay on Weymede. Destination will be on the right.

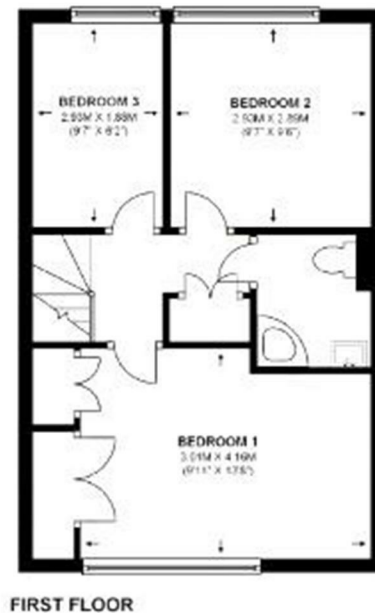
Viewings

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		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor 39.5 Sq.M (424.7 Sq.Ft)
First Floor 35.3 Sq.M (380.1 Sq.Ft)
APPROXIMATE INTERNAL FLOOR AREA
74.8 SQ.M (804.9 SQ.FT)