



40 Weymede, Byfleet, Surrey, KT14 7DQ

£439,950

- Mid terrace family home
- Gas central heating
- New roof
- Garage in a block
- Refurbished bathroom
- End of chain

40 Weymede, Surrey KT14 7DQ

Welcome to this newly decorated and charming three-bedroom 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.

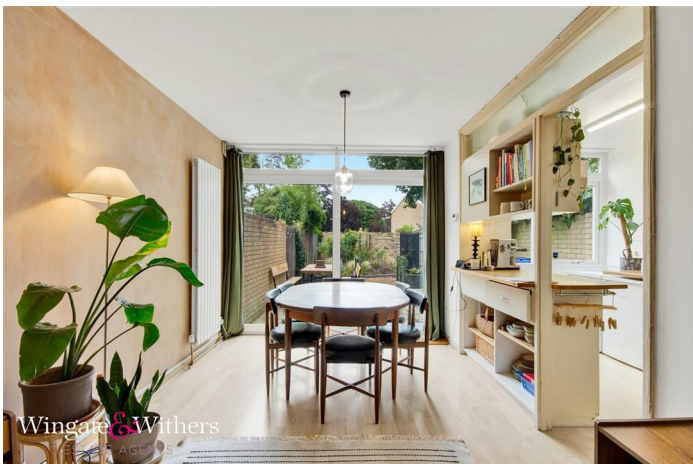
Private access to the tranquil River Wey. Imagine leisurely strolls along the riverbank or picnics in the private secluded area reserved for the residents of Weymede with fishing rights included.

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



INTRODUCTION

This popular Span development was built in the 1960's and offers light and bright family homes that are set amongst similar properties and surrounded by 15 acres of woodland and the River Wey. It has a community atmosphere that provides a friendly neighbourhood and also a residents association that organises the gardens to be well maintained, gutters to be cleaned, windows to be cleaned. This is at a reasonable figure of approximately £100 per month. Weymede is situated near Weybridge station and Byfleet and New haw station with direct trains to Waterloo. It also has a David Lloyd gym nearby and the A3 only a short drive.

ENTRANCE

White UPVC front door with obscured glass side panelled windows, central ceiling light and space for coat hooks. Wooden door with glass panels leading to the lounge.

LOUNGE

Spacious lounge benefitting from floor to ceiling double glazed windows allowing an abundance of natural light with stunning views of the well maintained communal grounds. Laminate flooring, vertical radiator, central ceiling light, under stairs cupboard with upgraded fuse board and open plan to the dining area/kitchen.

DINING AREA

Light and bright dining area with a full width double glazed patio door leading to the garden. Laminate flooring, vertical radiator, central ceiling light and ample space for a dining table and chairs. Opening to the kitchen.

KITCHEN

Leading off the dining room, this sunny kitchen benefits from cream base level cupboards, drawers and formica wood effect worktop. Four burner gas hob, electric oven and space for a washing machine and undercounter fridge with

separate freezer. Laminate floor, ceiling strip light and Vaillant combi boiler discreetly positioned in a built in cupboard. Floor to ceiling double glazed door leading to the garden, further side panel window and breakfast bar with solid wood worktop creating further storage/cupboards.

STAIRS AND LANDING

Carpeted staircase leading to the first floor and landing. Alcove with space for drawers, vaulted ceiling with double glazed windows and doors leading to the bedrooms and bathroom.

MASTER BEDROOM

Situated at the front of the property with views of the well manicured communal gardens via two large double glazed windows, tall ceilings, carpet, radiator and built in double wardrobe.

BEDROOM TWO

Large double bedroom with tall ceilings, carpet, radiator and a double glazed window overlooking the rear garden.

BEDROOM THREE

Larger than average third bedroom situated at the rear of the property with a large double glazed window, carpet, radiator and high level shelf for storage.

BATHROOM

Recently refurbished modern bathroom with a large low level curved shower tray and enclosure, monsoon shower head and additional hand held shower. Green tiled wall with alcove, floating hand basin and built in low level toilet. Vaulted ceiling with double glazed windows, towel rail and side lights.

GARDEN

East facing rear garden with storage cupboard, flower bed and large patio area with ample space for outside dining. Outside tap and rear back gate leading to the communal areas.

GARAGE

Single garage in a block with an 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.

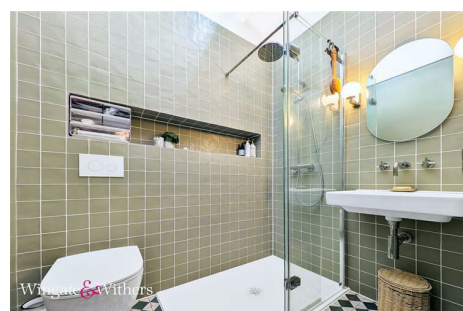
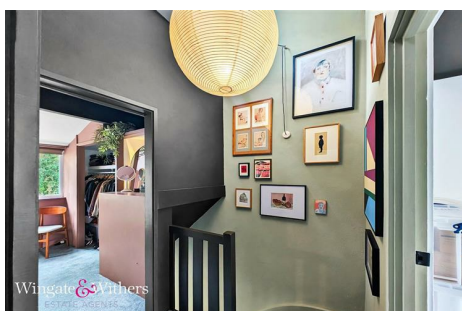
It is, in short, one of Surrey's best kept secrets

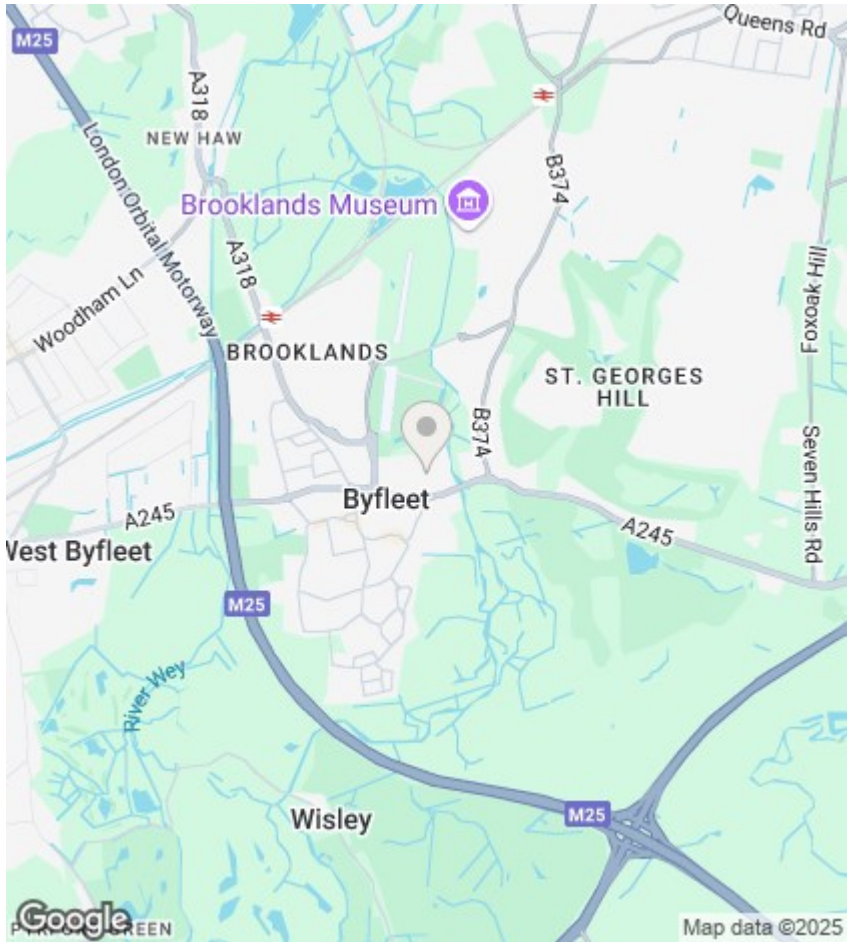
Living at Weymede

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.







Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave Go through 2 roundabouts. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn right onto Weymede. Turn left to stay on Weymede. Weymede, Byfleet.

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		87
(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

