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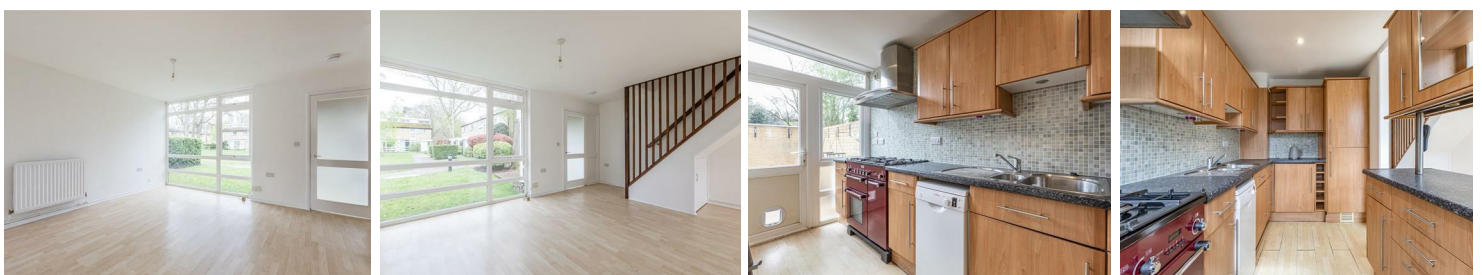


Weymede, West Byfleet, KT14 7DQ

Offers Around £430,000



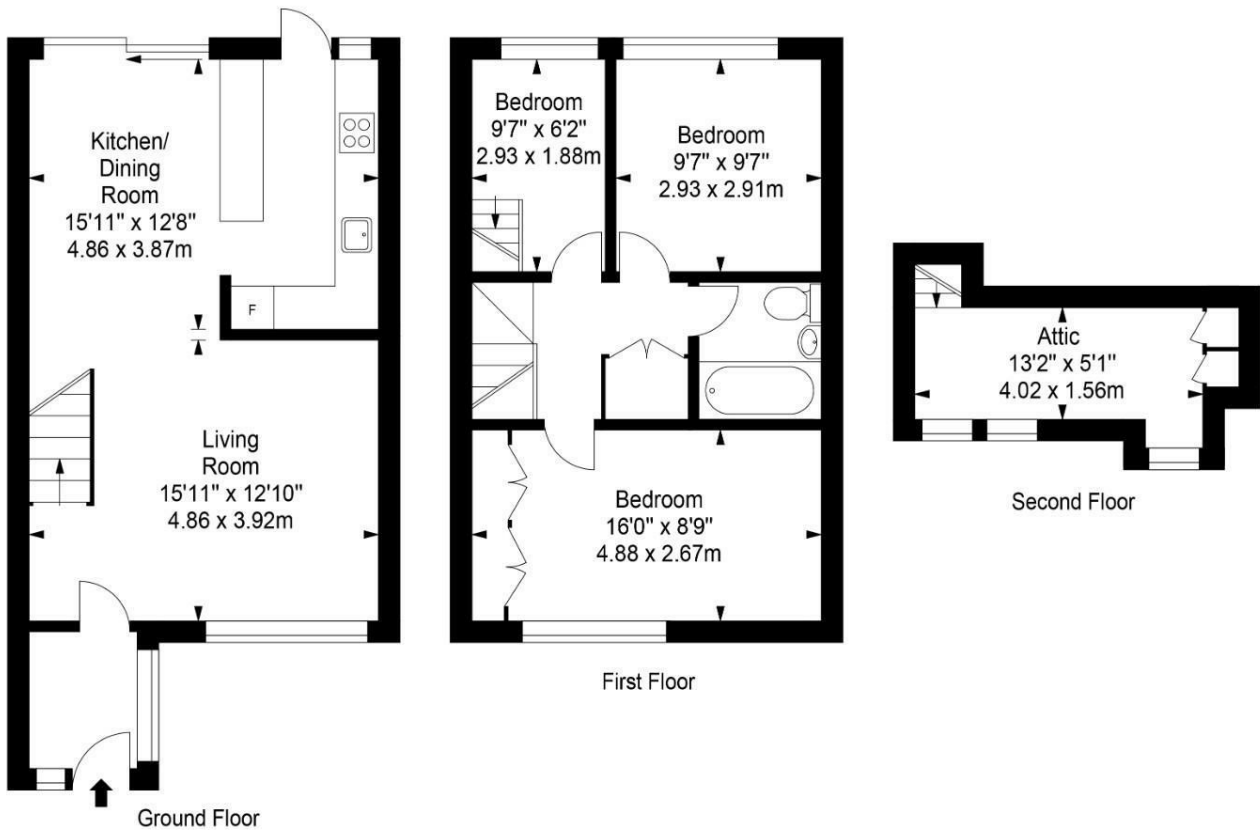
END OF CHAIN! Delighted, to offer to the market this extremely well presented three-bedroom, mid terraced Eric Lyons span house nestled within the heart of the Weymede development upon 15 acres of Private parkland. This property is in a prime position being within the centre of the parkland offering good views from the sitting room and Master bedroom and benefits from a slightly larger private garden. Location is key being positioned within idyllic surroundings yet close to all main transport links including M25 and A3, three train stations close by with direct links into London Waterloo and easy access to Brooklands Superstores including Tesco and Marks and Spencer. The heart of Byfleet Village is a short walk away full of local shops and amenities. The property benefits from dual aspect windows and high ceilings creating a lovely naturally lit space. Offering generous living and accommodation space and a good size separate hallway. Open plan living downstairs consists of a generous sized sitting room area to the front aspect, the large window allows plenty of natural daylight into the property and scenic views out on to the parkland. The dining area is a good size and the patio doors from here offer views and access out onto the private rear garden. A well designed, kitchen offering plenty of wall and base units, range master oven with gas hob, space for dishwasher, and integrated washing machine and fridge freezer, the back door from the kitchen allows access out on to the garden. Upstairs are three very good size bedrooms with the Master bedroom being a large double room overlooking the scenic view, bedroom two also a large double and bedroom three a single room with access to mezzanine level offering an extra space versatile in use. The bathroom is well presented with bath, shower, WC and hand-basin. This property benefits from a larger garden with patio area and laid to lawn and carefully planted. The rear gate provides easy access to parking and the garage.




Floor Plan

Approximate Area = 926 sq ft / 86.03 sq m

For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.