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Weymede, West Byfleet, KT14 7DG

Offers Around £455,000



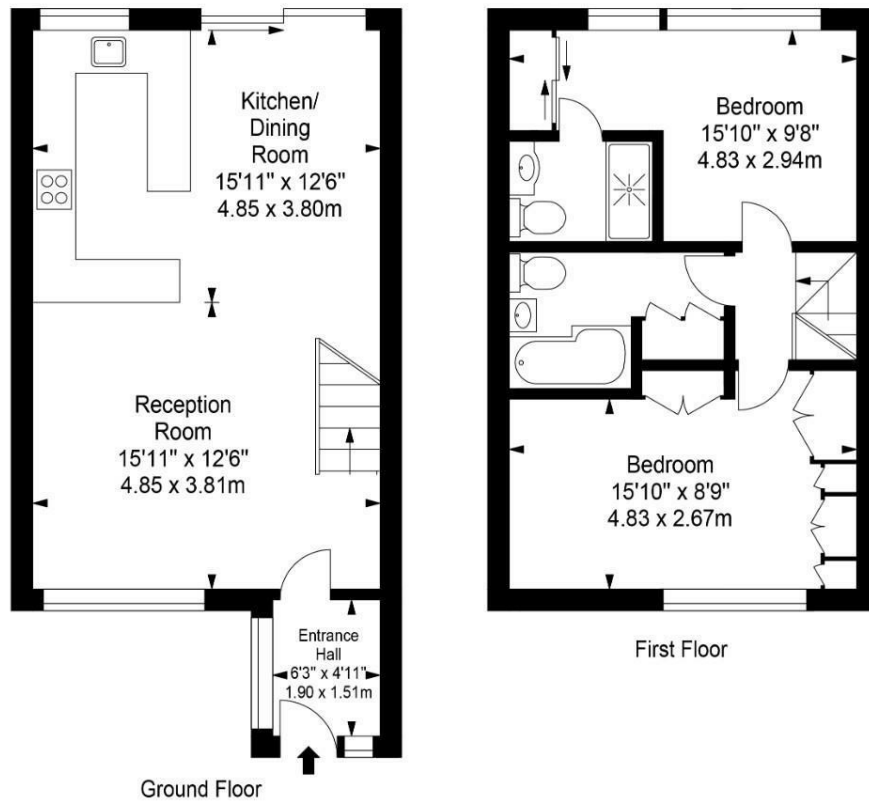
Proud to present a stunning two-bedroom, two-bathroom, Mid Terrace Span house positioned on the Weymede development, renovated throughout and unique to others settled within a private position upon the 15 acres of private parkland with a large private rear garden and garage in a separate block. The sitting room is open plan to dining and kitchen the windows to both aspects allow plenty of natural daylight into the property and views out on to the garden. The sitting room area is spacious with the main focal point being the modern electric fire and the windows are dressed with shutter blinds. The dining room currently accommodates a large dining room table, and the patio doors allow access from here out onto the garden. A newly fitted modern kitchen providing modern wall and base units, quartz work tops and integrated appliances including induction hob, double oven and microwave, fridge freezer and wine fridge, dishwasher and there is space available for a washing machine. Upstairs is a light and bright landing space with a cupboard currently used to house the tumble dryer and providing additional storage. the Master bedroom is to the front aspect, large windows dressed with shutter blinds and including built in wardrobes. The benefit to this property is the second bedroom which is a large double bedroom with built in wardrobes and ensuite shower room. The en-suite is recently fitted, fully tiled with walk in modern shower, WC, hand-basin with vanity unit and modern heated towel rail. The main bathroom is also recently fitted and a generous size, fully tiled including bath, shower, WC, hand-basin with vanity drawers and modern heated towel rail. This property offers a very good size private rear garden one of the largest on the development landscaped to offer a good size patio, lawn, and mature boarders. Location is key being close to shops and amenities and excellent transport links including the M25 and A3.



# Floor Plan

Approximate Area = 847 sq ft / 78.73 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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