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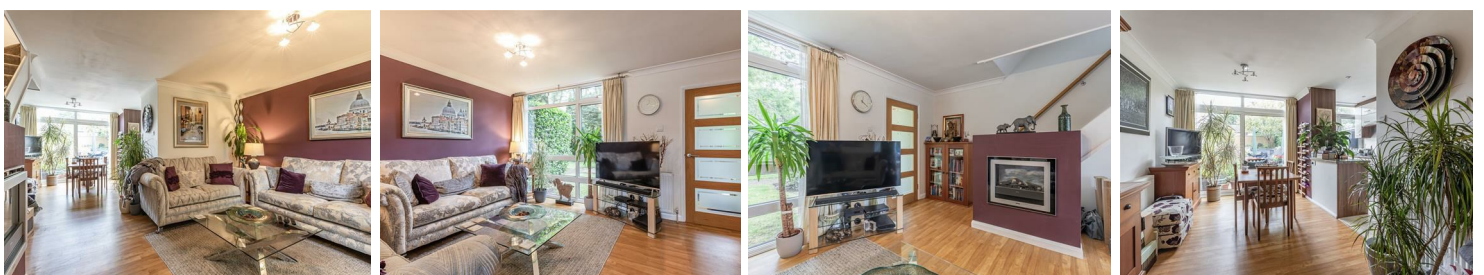


Weymede, West Byfleet, KT14 7DJ

Offers Around £439,950



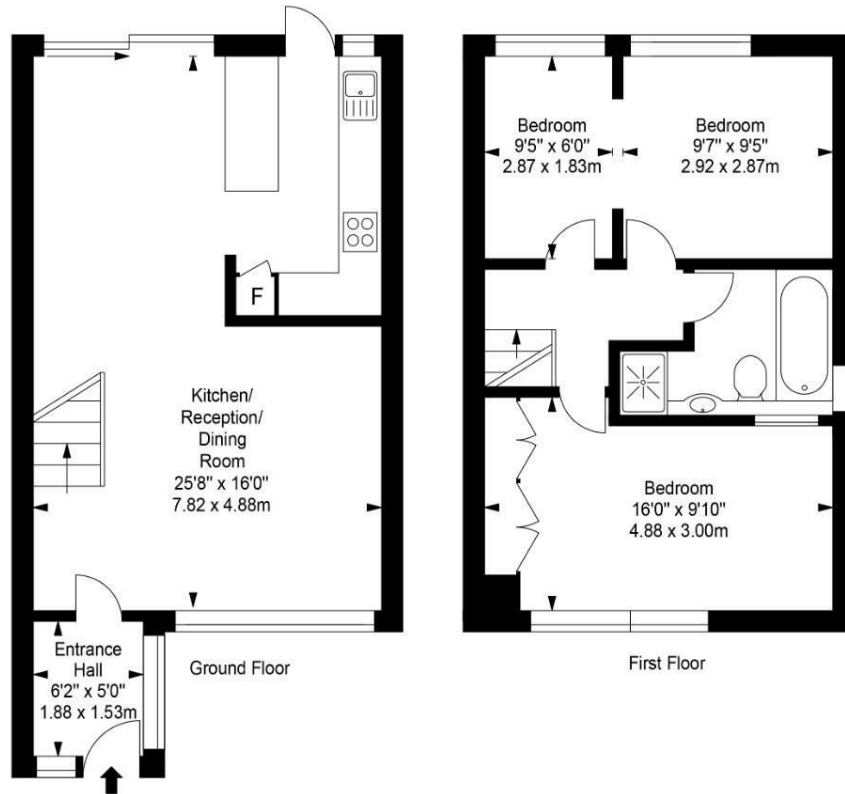
Proud to present this extremely well presented three-bedroom, end of terrace Span house, in prime position upon the 15 acres of private parkland within the Weymede development of Byfleet. Designed by the Famous architect Eric Lyons, the properties have been built to offer spacious light and bright living. This house offers scenic views of the grounds from both aspects including a river view from the main bedroom. Enter the property into separate entrance hall with door leading into the open plan living space with a good size sitting room area, the large window from here provides a view of the grounds. There is room to accommodate a large dining room table at the dining room end and this area is semi open plan to the kitchen. The patio doors from the dining room allow views and direct access out onto the private rear garden with a separate back door leading out from the kitchen. A generous sized modern kitchen including plenty of wall and base units integrated appliance include oven, induction hob, fridge freezer, dishwasher and washing machine. Upstairs is a light and bright good size landing with lovely high ceilings. The property has been cleverly adapted so that the second bedroom offers direct access into the third bedroom creating a large walk in dressing room however this can easily be turned back into a separate good sized single bedroom or office. The main bedroom is a large double room with fitted wardrobes. This property benefits from having a large modern bathroom with bath, walk in shower, WC and hand-basin. The private rear garden is one of the slightly larger on the development with a rear gate allowing access to the garage. Location is key being upon a tranquil and private setting yet close to local Village shops and amenities, Brooklands Superstores and within easy reach to all main transport links including Byfleet and New Haw train Station and Weybridge train station, M25 and A3.




Floor Plan

Approximate Area = 854 sq ft / 79.37 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 	

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