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Weymede, West Byfleet, KT14 7DG

Asking Price £430,000




Proud to present a 3- bedroom, end of terrace property upon the private and much sought after Weymede development. Set upon 15 acres of Private parkland and close to all main transport links this is an idyllic location and a must see! Spacious and naturally lit living and accommodation throughout, extremely well loved. Entering the property into hallway with space for coats and shoes leading through to sitting room open plan to dining room and kitchen this space is large and well thought out. Oak wooden laminate flooring. Sitting room area is a very good size with large window looking out on to the front aspect. Very spacious dining room open to large kitchen. The kitchen includes plenty of wooden wall and base units, large storage cupboard housing the boiler (5 years old combi) and back door out onto the garden. The dining room area has a large under stair cupboard and patio doors allowing views and access from here into the garden. Upstairs are 3 very good size bedrooms, fully carpeted. Master bedroom is large and to the front aspect with large window and built- in wardrobes. Bedroom 2 is a large double with bedroom 3 being a large single room. An additional bonus to this property is the mezzanine level which is an additional space currently being used as an office. The private rear garden is a good size and well nurtured and cleverly landscaped with mature plants and shrubs and a good size patio area. Garage in a separate block and off -street parking. Location is key being set within a tranquil and idyllic setting but close to all main transport links including M25 and A3, train stations offering a direct link into London Waterloo. Superstores within walking distance including Tesco and Marks and Spencer. A selection of good schools. **EARLY VIEWINGS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT ONLY.**



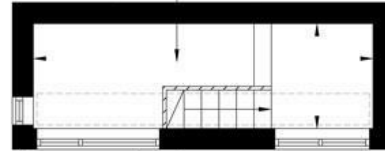
# Floor Plan

## KT14 7DG

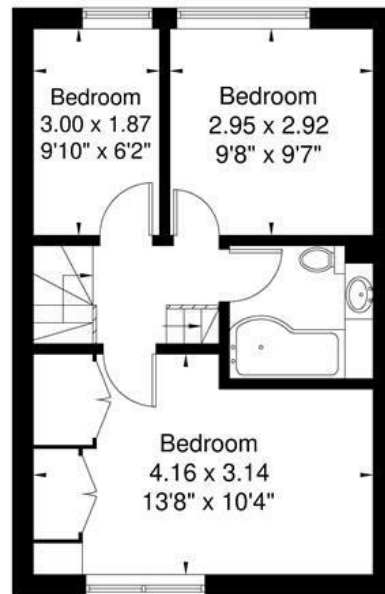
Approximate Gross Internal Area = 87.7 sq m / 944 sq ft

 = Reduced headroom below 1.5m / 5'0"

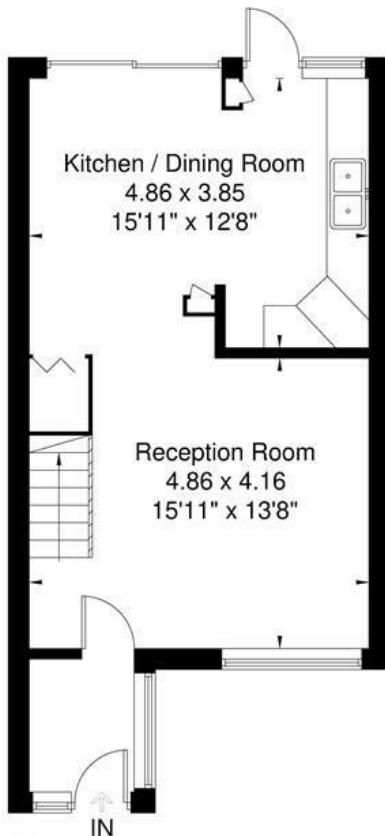
Loft Space  
4.87 x 1.50  
16'0" x 4'11"



Second Floor




First Floor



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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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