Wingate & Withers
ESTATE AGENTS

28 Wey Barton, Byfleet, KT14 7EF

Price Guide £525,000

E.P.C Rating C

Freehold

- Three double bedroom end terraced house
- Modern kitchen with integrated appliances
- Light and bright throughout.
- En-suite to the master
- Low maintenance garden

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
01932 483 284
info@wingateandwithers.co.uk
www.wingateandwithers.co.uk

28 Wey Barton, Byfleet KT14 7EF

Situated in the charming area of Wey Barton, Byfleet, this delightful end-terrace house offers a perfect blend of comfort and modern living. Built in the 1970s, this property has been thoughtfully designed to provide a welcoming atmosphere, making it an ideal home for families.

The house offers three generously sized double bedrooms, en-suite to the master. The heart of the home is the expansive lounge area, separate dining room and modern kitchen.

Natural light floods the property, creating a bright and airy ambiance throughout. The two reception rooms provide versatile spaces that can be tailored to your needs.

3 2 2 C

Council Tax Band: E

Front driveway
Block paved driveway offering ample space for parking. Sage green composite front door leading to the porch area.

Entrance porch
Engineered wood floor, built in cupboard suitable for coats and shoes, central ceiling light and glass panel door to the lounge.

Lounge
Light and bright spacious lounge with engineered wood floor, two double glazed windows overlooking the entrance with fitted shutter blinds and radiators. This full width lounge benefits from ample space to be versatile with your furniture and to create a separate play area with built in cupboards and a continuation of the wood floor. Archway leading to the dining area and kitchen.

Dining area
Situated at the rear of the property with large patio doors to the garden, built in understairs cupboard housing the tumble dryer, ample space for a large dining table for entertaining of family meals. Central ceiling light, radiator and wood floor.

Kitchen
Door leading to the well designed white kitchen with a vast amount of matching eye and base level cupboards, formica wood effect work tops, induction hob, electric extractor fan, double oven, integrated dishwasher, microwave and fridge freezer. Large tiled floor, double glazed back door and further window situated above the sink and drainer. Large under stairs cupboard housing the washing machine, down lights,

Stairs and landing
Wide staircase leading to the first floor and landing with a double glazed window, large storage cupboard, radiator ,access to the loft, Valliant boiler, potential to extend S.T.P.P, and doors leading to all the bedrooms and bathroom.

Master bedroom
Impressive size master bedroom with full width double glazed window and shutter blinds, carpet, central ceiling light, radiator and a vast range of fitted wardrobes. Door leading to the en-suite.

En-suite to master
Part tiled brick walls, double glazed window with obscured glass, down lights, heated towel rail, low level toilet, hand basin built into a vanity unit, and large enclosed shower cubicle with Victorian style taps, monsoon shower head and additional hose.

Second bedroom
Situated at the front of the property this larger than average second bedroom benefits from a double glazed window with shutter blinds, carpet, central ceiling light and built in wardrobes.

Third bedroom
Double bedroom situated at the rear of the property with carpet, built in wardrobe, central ceiling light, radiator and double glazed window overlooking the garden.

Bathroom
Modern white bathroom suite comprising of a tiled panelled bath with central mixer taps, hand basin built into a vanity unit, low level toilet, part tiled walls, down lights, dual aspect double glazed windows with obscured glass and heated towel rail.

Garden
Private and enclosed garden with large patio area for summer barbeques, outside tap, part brick wall, garden gate for rear access, outside tap , shed for storage and low maintenance astro turf garden.

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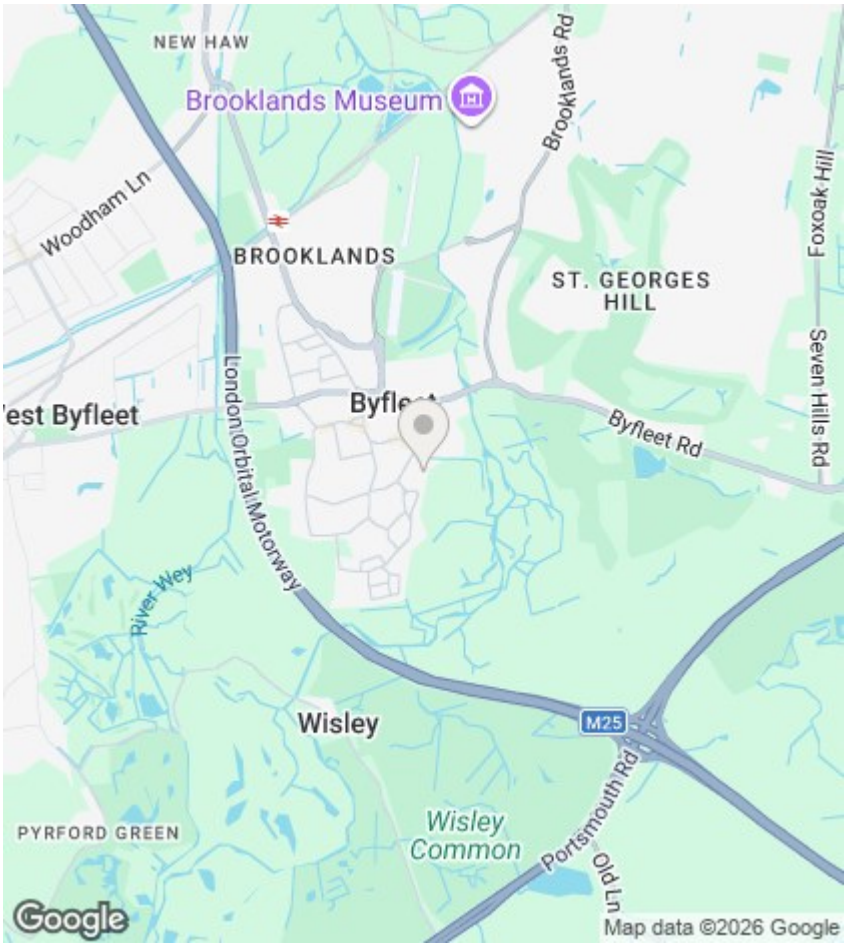


Directions

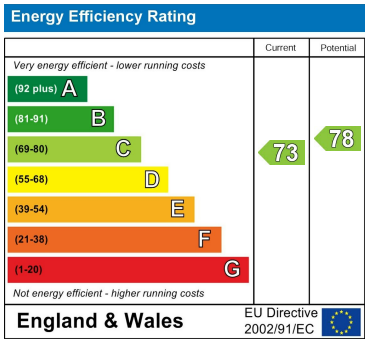
Byfleet & New Haw Station Head west on Westfield Parade towards Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Continue to follow A318 At the roundabout, take the 2nd exit onto Barnes Wallis Dr/A318 At the roundabout, take the 3rd exit onto Sopwith Dr/A318 At the roundabout, take the 2nd exit onto Parvis Rd/A245 Slight left towards Oyster Ln Turn left onto Oyster Ln At the roundabout, take the 1st exit onto High Rd At the roundabout, take the 2nd exit onto Church Rd

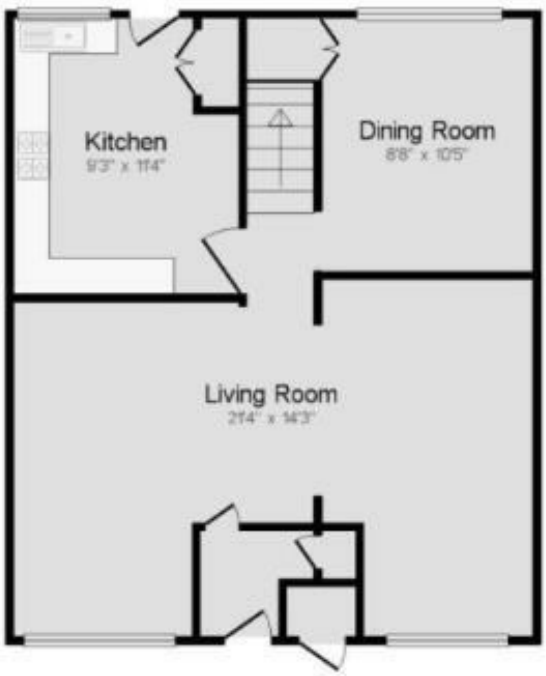
Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

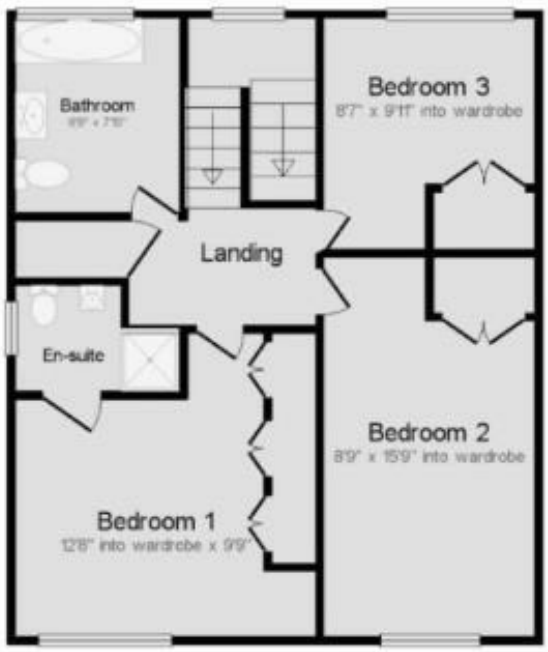
C





Total approx floor area 1104.4 ft² (102.6 m²)
Ground Floor: 553.5 ft² (51.4 m²)
1st Floor: 550.9 ft² (51.2 m²)

Ground Floor



Total approx floor area 1104.4 ft² (102.6 m²)
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1st Floor: 550.9 ft² (51.2 m²)

1st Floor

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