



35 Weymede, Byfleet, Surrey, KT14 7DQ

£1,650 PCM

E.P.C Rating D

- Three bedroom end terraced house
- Gas central heating
- AVAILABLE NOW
- Parquet flooring downstairs
- Garage at rear of garden

35 Weymede, Byfleet KT14 7DQ

Three bedroom family home in a tranquil surroundings.



Council Tax Band: D



INTRODUCTION

This three bedroom "Span" house is ideal for families and commuters alike.

Set in fantastic grounds amongst 15 acres of Parkland this "Modern" house offers great accommodation within a fantastic community in Weymede.

This well presented property is offered to the market with a large Living/Dining room, Modern Kitchen and Bathroom, mature and low maintenance rear garden with rear access to the garage that has light and power.

The property also benefits from large floor to ceiling double glazed windows making this property light and bright all year round.

Schools are nearby for all years including Byfleet Primary, St Marys and Fullbrook secondary and 6th form. Popular schools for the residents of Weymede as they have a great community spirit that is in a family friendly neighbourhood

ENTRANCE

UPVC white double glazed front door leading into this lovely three bedroom home with parquet flooring.

Double glazed windows surrounding the porch way offering an amazing light and bright entrance to this stunning family home.

Door leading to the lounge/dining area.

LOUNGE/DINING

Beautifully light and bright living room with floor to ceiling double glazed window over looking the communal gardens. This modern open plan living dining room benefits from double glazed patio doors leading to the garden and a large floor to ceiling double glazed window overlooking the well maintained communal grounds, parquet flooring throughout, ample space to be versatile with your furniture, under stairs storage cupboard and open to the kitchen

KITCHEN

Vast amount of matching eye and base level cream cupboards with a generous worktop surface and breakfast bar with shutter doors to the dining area and

shelving above. Gas cooker and four gas burner, Double glazed back door to the garden with a further side panel window. Stainless steel 1 1/2 bowl sink and drainer with mixer taps, central ceiling light, space for a washing machine, dishwasher and American style fridge freezer.

STAIRS

Carpeted staircase to the first floor and landing. Large built in airing cupboard with shelves and further storage, loft access and doors leading to the bedrooms and bathroom.

MASTER BEDROOM

Situated at the front of the house this relaxing, tranquil bedroom offers high ceilings, large double glazed front aspect windows, wall of built in wardrobes and cupboards, central ceiling light, radiator and carpet

SECOND BEDROOM

Double bedroom with a leafy outlook at the rear of the property also benefitting from a large double glazed window, central ceiling light, carpet and radiator

THIRD BEDROOM

Large single bedroom, double glazed window with rear aspect, carpet , radiator and central ceiling light.

BATHROOM

Matching bathroom suite comprising of a bath with electric shower over bath, hand basin, low level toilet, part tiled walls and tall ceilings with fan windows. Currently undergoing some work. However will be completed by the start of the tenancy

GARDEN

Large patio area with a private and enclosed garden approximately 45ft long, mostly laid to lawn. Established trees and door leading to the garage with additional side access door to the communal gardens and additional parking.

GARAGE

This property benefits from direct access from the garden to the garage that's offers light and power. Useful workshop/outbuilding/garage with additional parking in front of the up and over door and footpath to an additional side gate to the garden.

WEYMEDE

Weymede is an estate of 141 houses built in the mid 1960s on the border where Byfleet morphs into Weybridge and set in 15 acres of private, fully enclosed landscaped garden featuring a wide variety of mature trees and shrubs. The estate benefits from its own totally private frontage to the river Wey and offers fishing rights for the residents and is perfectly situated for Weybridge or New Haw stations, Mercedes Benz World, Brooklands museum/shopping and fine local schools. The unique environment of Weymede is protected by legal covenants administered by a committee of volunteer residents.

It is, in short, one of Surrey's best kept secrets

Living at Weymede

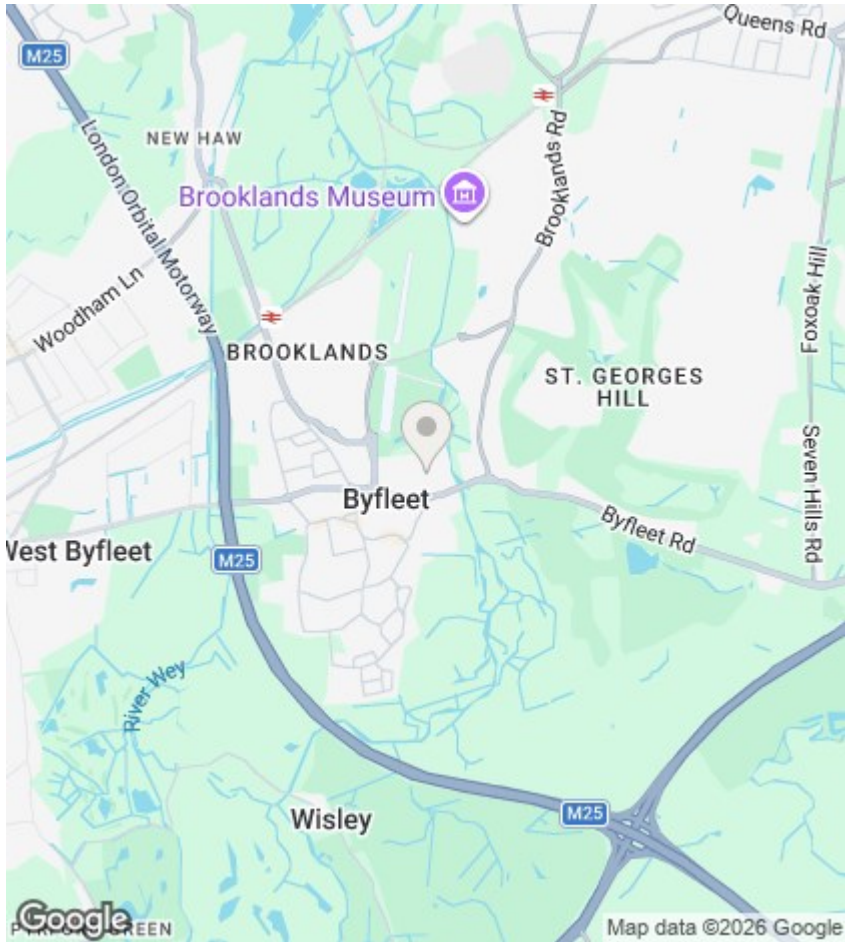
Span estates were designed to "span the gap between the suburban monotony of the typical 'spec building' and the architecturally designed individually built residence" and to "think about a community first, the buildings second and to use the placing of dwellings to shape the communal space"

Architect speak maybe and in most housing built since the 1970's you would need a very large pinch of salt to believe it. Weymede however in common with most Span estates genuinely does just what is says in the blurb. It shatters the dominance of the road and car and brings the garden closer to each home by "placing landscape first, landscape second and landscape last".

One of Eric Lyons original intentions was to "engineer a sense of community by forcing people to interact by dint of their environment". Maybe a little utopian but living at Weymede is quieter, friendlier and a whole lot prettier than most suburban areas.

For more information on Weymede please speak to one of our staff or you can find much more on <http://www.weymede.co.uk>, where you will also see the "Grand Designs Magazine" article in 2005.





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

