Wingate & Withers
ESTATE AGENTS

3 Wey Barton, Byfleet, Surrey, KT14 7EF

Price Guide £475,000

E.P.C Rating D

Freehold

- Three double bedroom family home
- Balcony & private south east facing garden
- Situated in a popular location close to Surrey Wildife Trust land
- Three reception rooms
- Off street parking

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
01932 483 284

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3 Wey Barton, Byfleet KT14 7EF

Situated in a popular area of Wey Barton, Byfleet, this delightful mid-terrace house presents an excellent opportunity for families looking for three/ four double bedrooms.

One of the standout features of this home is the south-east facing garden, which invites plenty of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

In summary, this three-bedroom family home in Wey Barton, Byfleet, is a wonderful opportunity for those seeking a blend of space, comfort, and a welcoming community. With its versatile reception rooms and lovely garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home

3 1 3 D

Council Tax Band: D

Front driveway
Shingle driveway offering parking for two cars.

Lounge
White UPVC front door leading into the lounge with Parquet flooring, radiator, large double glazed window over looking the entrance, wall lights and wood door with glass panels leading the study/ 4th bedroom.

Study/fourth bedroom
Leading of the lounge this is the perfect location for an office with a large double glazed window overlooking the entrance, carpet, radiator, central ceiling light and large built in cupboard housing the fuseboard.

Kitchen
Well designed kitchen with a vast amount of matching white eye and base level cupboards, formica worktop and tiled splashback, electric double over, gas hob and extractor fan,. Space for a dishwasher, washing machine and tall fridge freezer. Double glazed window overlooking the garden situated above a stainless steel sink and drainer, track lighting and tiled floor. Wood door with glass panels leading to the dining room.

Dining room
Light and bright dining room with large patio doors leading to the low maintenance garden, parquet flooring, under stairs storage cupboard,radiator and central ceiling light.

Stairs and landing
Carpeted staircase leading to the spacious landing with a double glazed window overlooking the wildlife trustland, Large built in storage cupboard, loft access with potential to extend S.T.P.P and housing the Gloworm Combi boiler. Doors leading to bedrooms, bathroom and toilet.

Master Bedroom
Situated at the front of the building this fantastic size master offers built in wardrobes, space for further wardrobes, carpet, radiator double glazed window and door leading to the balcony.

Second bedroom
Double bedroom adjacent to the master with downlights, radiator, double glazed window and carpet.

Third bedroom
Another double bedroom situated at the rear of the property with downlights, radiator, carpet and a double glazed window appreciating the views of the Wildlife Trust land.

Bathroom
Large panel bath with Aqualisa shower over bath, shower screen, large built in hand basin built into a vanity unit, low level toilet, towel rail, laminate floor and a double glazed window with obscured glass.

Upstairs toilet
Further toilet upstairs with white low level toilet, ceiling light and vinyl floor.

Garden
Low maintenance south east facing private garden, mostly laid to Astro turf, decking area, patio area and outside tap.

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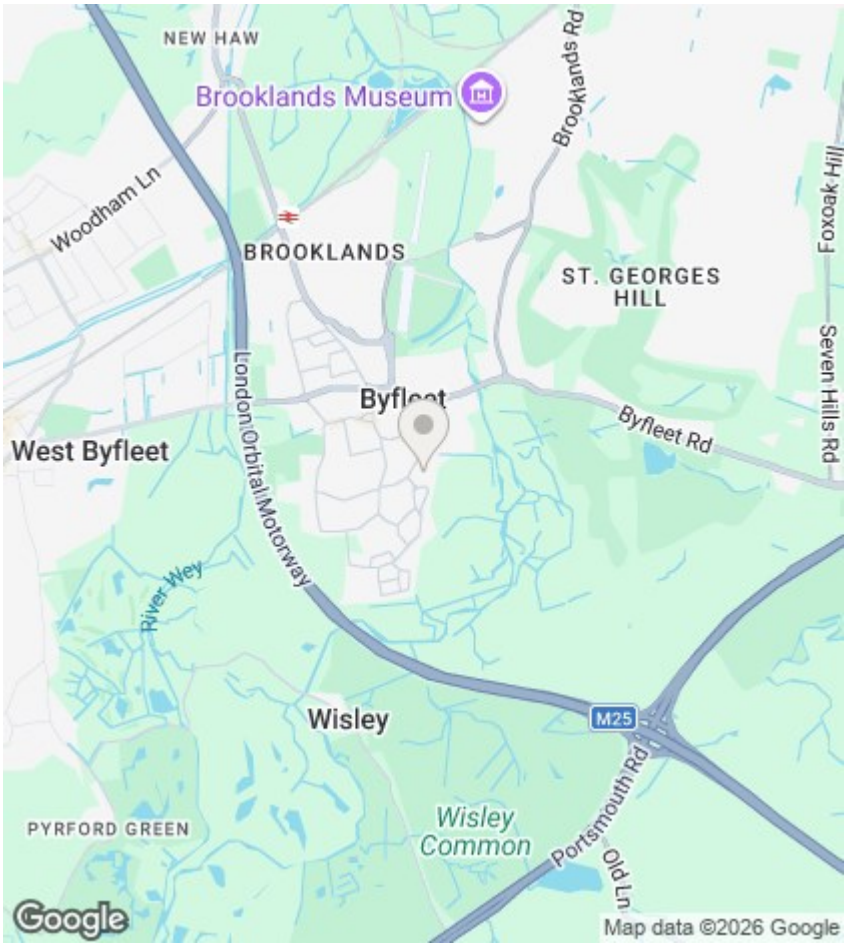


Directions

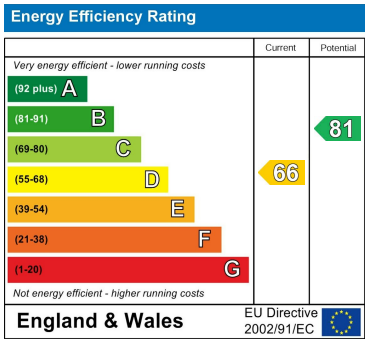
Head toward Queens Ave At the roundabout, take the 3rd exit onto Oyster Ln At the roundabout, take the 1st exit onto High Rd At the roundabout, turn right onto Church Rd Turn left onto Mill Ln Turn right onto Wey Barton

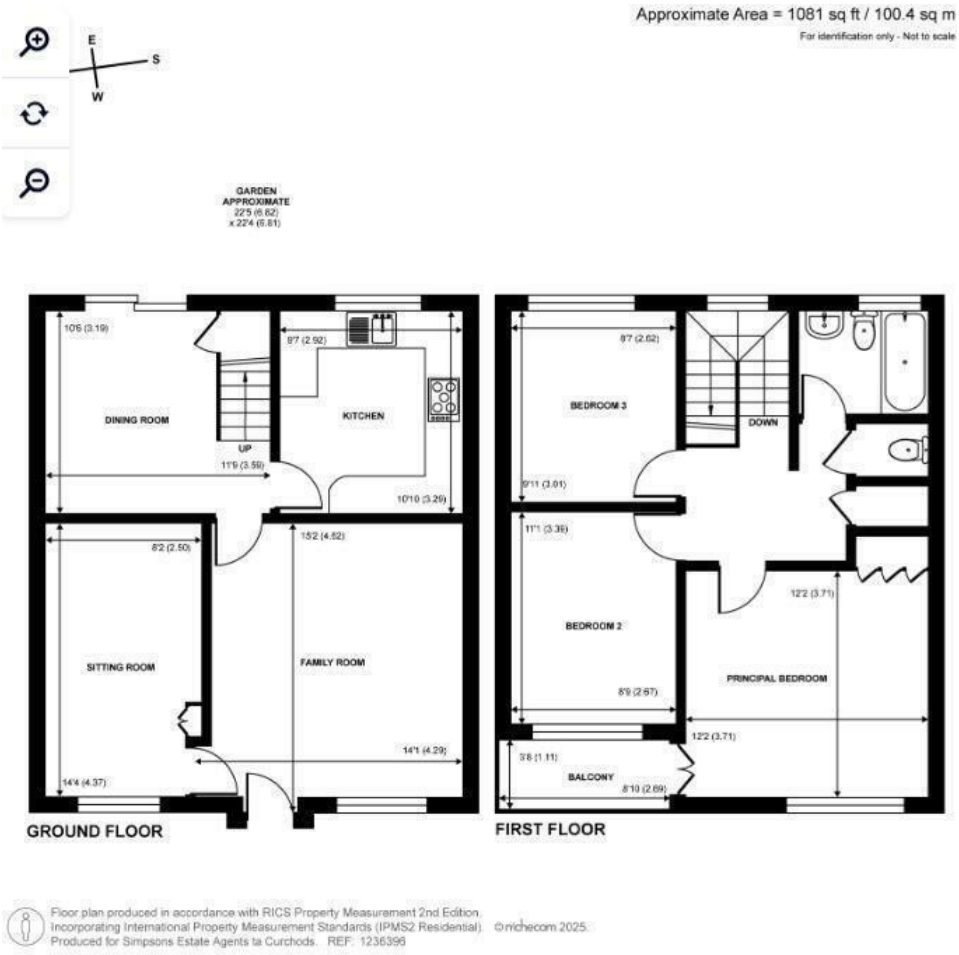
Viewings

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

EPC Rating:

D





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