



55 Weymede, Byfleet, Surrey, KT14 7DQ

Offers Over £450,000

E.P.C Rating D

Freehold

- Three bedroom family home
- Outbuilding for office space
- End terraced

- Situated in the popular leafy area of Weymede
- Gas central heating

55 Weymede, Byfleet KT14 7DQ

Situated in the charming area of Weymede, Byfleet, this delightful end-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, modern kitchen and stylish bathroom. This property is ideal for families or those seeking extra space. The inviting reception room is light and bright, creating a warm atmosphere for relaxation and entertaining.

The low maintenance garden is a wonderful feature, allowing you to enjoy outdoor living without the burden of extensive upkeep. It presents a lovely leafy outlook, perfect for unwinding after a long day or hosting gatherings with friends and family.



Council Tax Band: D



Front garden

Low maintenance front garden with a palm tree and further shrubs. Footpath leading to the UPVC white front door.

Porchway

Welcoming porchway with floor to ceiling double glazed window with obscured glass. Quick step laminate flooring, radiator, downlights and white shaker door leading to the lounge.

Lounge

Light and bright lounge with floor to ceiling double glazed windows appreciating the leafy outlook. High specification quick step laminate floor, vertical radiators, under stairs cupboard housing the fuse board, downlights and open plan to the dining area.

Dining area

Situated at the rear of the property with ample space for a large dining table and patio doors to the garden. Vertical radiator, down lights, continuation of the laminate flooring and open plan to the kitchen.

Kitchen

Well designed kitchen with a vast amount of eye and base level cupboards including deep pan drawers on the island, solid oak work top and grey tiled walls. Electric oven with gas hob and extractor fan, ample USB sockets, integrated appliances including; a tall fridge freezer, dishwasher and washing machine. Stainless steel sink and drainer, downlights and built in cupboard housing the Worcester boiler.

Stairs and landing

Carpeted staircase leading to the landing with a wall light, large built in cupboard with shelves, vaulted ceiling with sky windows and doors leading to all bedrooms and bathroom.

Master bedroom

Situated at the front of the property, this luxury room benefits from vaulted ceiling with downlights, large double glazed window, carpet, radiator and space for a double wardrobe.

Bedroom two

Double bedroom with vaulted ceiling, laminate flooring, radiator, downlights and large double glazed window with a leafy outlook.

Bedroom three

Single bedroom at the rear of the property with laminate flooring, double glazed window and radiator.

Bathroom

Recently refurbished bathroom with a large panel bath, thermostatic shower with monsoon shower head, additional hose and shower screen. Vaulted ceiling with sky windows, hand basin and toilet built into a vanity unit, large mirror with additional heated de-mist bluetooth mirror, ceiling light and white towel rail.

Garden

Tranquil low maintenance garden with sand stone patio area, rear gate, bamboo screening to create a private and relaxing garden. Outside tap and stepping stones to the outbuilding.

Outbuilding

Large outbuilding with light and power, windows and double doors, suitable for office space or gym.

Garage

Single garage in a block nearby with up and over door.

Weymede

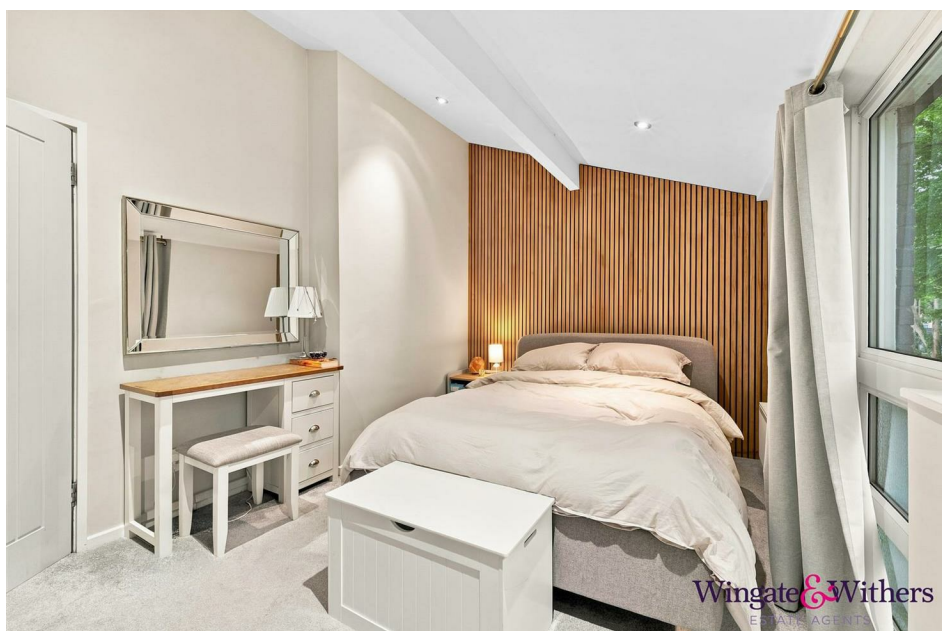
Weymede is situated on the border where Byfleet morphs into Weybridge and set in 15 acres of private, fully enclosed landscaped gardens featuring a wide variety of mature trees and shrubs. The estate benefits from its own totally private frontage to the river Wey with private fishing rights and is perfectly 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

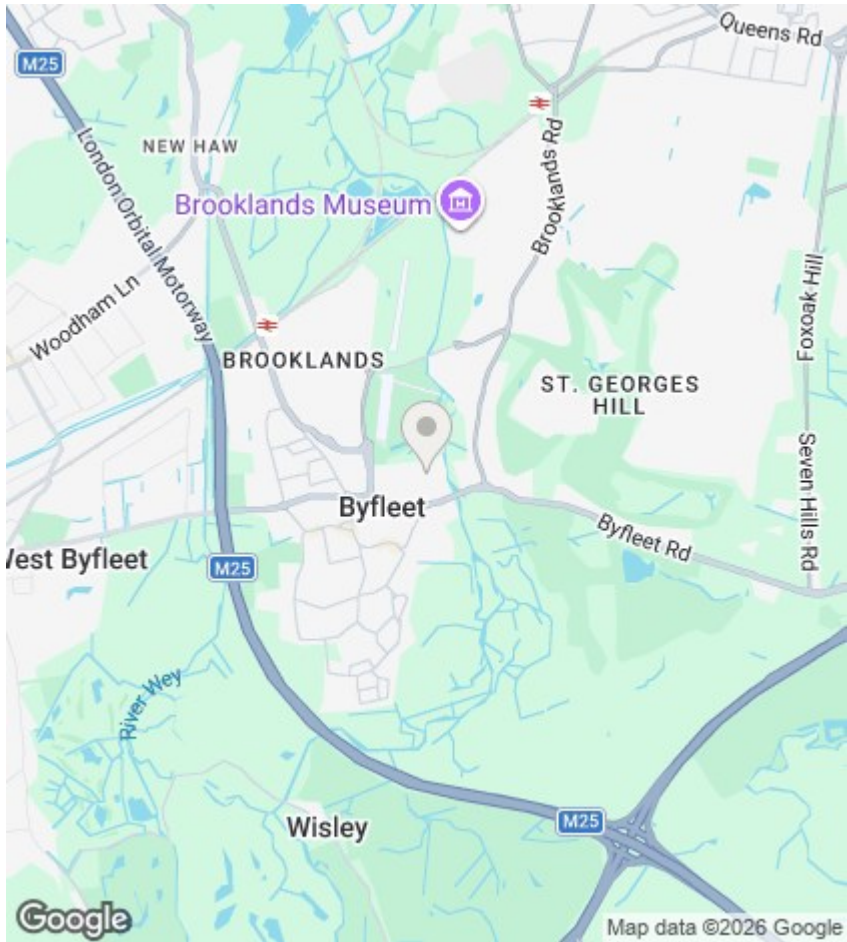
Living at Weymede

Weymede however in common with most Span estates genuinely does just what it 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".

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







Directions

Head east on Parvis Rd/A245 towards Queens Ave. Go through 2 roundabouts. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn right onto Weymede. Turn left to stay on Weymede. Weymede, Byfleet.

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		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

