



31 Grasmere Way, Byfleet, Surrey, KT14 7BY

Guide Price £450,000

- Three Bedroom Family Home
- South facing garden
- Double Glazed & Gas Central Heating
- Two Double Bedrooms
- 6 Acres of Parkland / River Wey
- Garage in block nearby

# 31 Grasmere Way, Byfleet KT14 7BY

Wingate and Withers are delighted to present this three bedroom house set in a fantastic location for families with 6 acres of gardens, meadow land, a private section of the River Wey, football pitch, compost heap and bonfire are all part of the facilities on offer at Grasmere Way.

This well presented property offers fantastic views of the Surrey Wildlife Trust land, garage in a block and private sunny garden.



Council Tax Band: D



## INTRODUCTION

Set amongst 6 acres of communal gardens for the residents to enjoy private access to the River Wey benefiting from walks along the river and fishing rights.

Grasmere is part of a quiet residential establishment that takes pride in the landscaped gardens and community atmosphere. Organised seasonal events such as garden parties, bonfire night and barbeques in the summer.

## FRONT GARDEN

Footpath leading to the white UPVC front door with flower borders and outside cupboard housing the fuse box and space for tumble dryer.

## PORCHWAY

Immaculately presented entrance hall with fitted carpet over original parquet flooring, radiator, space for coat hooks and central ceiling light. White sliding door leading to the cloakroom.

## CLOAKROOM

Matching white low level toilet and hand basin on a pedestal with chrome taps and central ceiling light.

## LOUNGE

Light and bright lounge benefitting from a wall of white UPVC sliding patio doors leading out into the garden. Two central ceiling lights, radiators, under stairs cupboard housing the gas meter and grey carpet fitted over original parquet flooring.

## KITCHEN

Spacious kitchen situated at the front of the property with a range of matching eye and base level white wood cupboards and formica worktop with tiled splashback. Four burner gas hob, electric double oven, extractor fan and space for under counter fridge, separate freezer, dishwasher and washing machine. Double glazed full width window with fitted vertical blinds situated above the stainless steel sink and drainer. Tiled floor, serving hatch to lounge and central ceiling light.

## STAIRS AND LANDING

Carpeted staircase leading to the spacious landing with two floor to ceiling built in cupboards, one housing the Worcester boiler (installed in 2018) the other suitable for storage. Loft hatch, central ceiling light, smoke alarm and white wood doors leading to the bedrooms and bathroom.

## MASTER BEDROOM

Situated at the rear of the property, this large double bedroom benefits from views of the Surrey Wildlife Trustland and leafy outlook. Built in wardrobe, carpet, radiator and central ceiling light.

## BEDROOM TWO

Similar size to the master bedroom with a double glazed window overlooking the well maintained communal grounds, built in wardrobe, carpet, central ceiling light and radiator.

## BEDROOM THREE

Situated at the rear of the property, this spacious third bedroom offers a large double glazed window with fantastic views. Central ceiling light, radiator and carpet fitted over original parquet flooring.

## BATHROOM

White matching bathroom suite comprising of a panel bath with thermostatic shower attachment, low level toilet and hand basin built into a vanity unit with cupboards. Chrome heated towel rail, part tiled walls, double glazed window with obscured glass, extractor fan, mirrored vanity cupboard and vinyl flooring.

## GARDEN

Pretty South facing garden mostly laid to lawn with established seasonal flower borders, patio area suitable for summer barbeques, water butts and stepping stones leading to the rear gate.

## GARAGE

Single garage in a block with up and over door.

## GRASMEAD ESTATE

Built in 1968 this beautiful estate comprises of

6 acres of gardens, woodlands, meadows and a tranquil stretch of the River Wey, which joins the Thames at Weybridge. Growing on the estate are a number of magnificent oak trees. There is a small charge of £300 per annum for the upkeep of the communal grounds and trees.

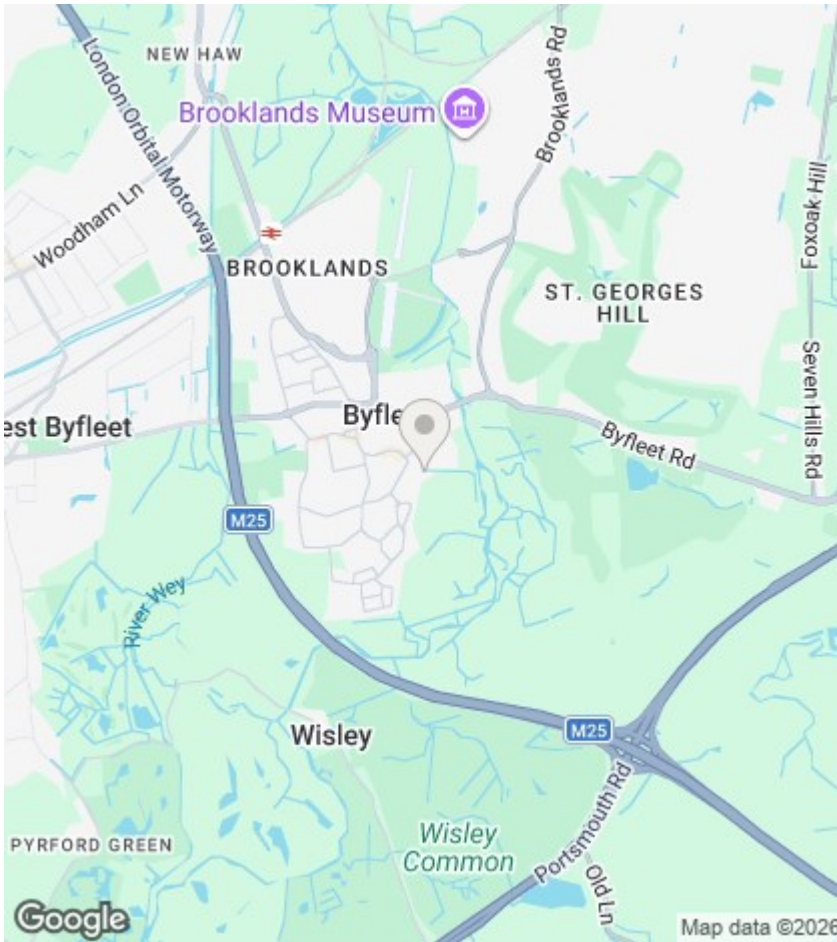
The estate is made up of 84 homes situated in three roads; Millmead, Grasmere Way and Rivermead.

Adjacent to the river there is a small gate which leads into Mill Lane, which follows the up-river course of the River Wey along which there are a number of pleasant walks of varying lengths and suitable for all ages.

So please take the time to explore the surrounding area and enjoy what could be your new home.







## Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave Go through 1 roundabout At the roundabout, take the 3rd exit onto Oyster Ln At the roundabout, take the 1st exit onto High Rd At the roundabout, take the 1st exit and stay on High Rd Turn right onto Grasmere Way Grasmere Way, Byfleet,

## Viewings

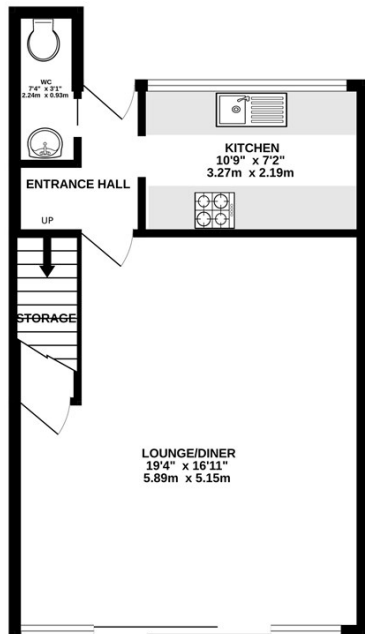
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

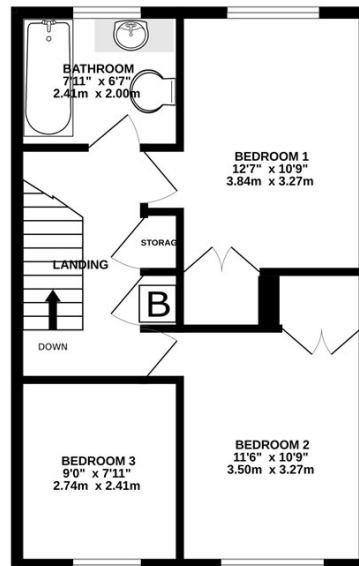
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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