Wingate & Withers
ESTATE AGENTS









91 Weymede, Byfleet, Surrey, KT14 7DH

£445,000

- End terraced family home
- Gas central heating
- Garage in a nearby block
- Outstanding views of the River Wey and communal gardens.
- Modern kitchen and bathroom

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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91 Weymede, Byfleet KT14 7DH

Delightful end-terrace three bedroom family home offers a perfect blend of comfort and modern living. With open plan lounge and dining area, this property is ideal for both relaxation and entertaining guests.
One of the standout features of this property is its fantastic location, boasting idyllic views of the River Wey. Residents can enjoy the serene surroundings and the beauty of nature right at their doorstep. The modern kitchen and bathroom have been thoughtfully designed, ensuring that daily living is both convenient and stylish.
Additionally, the property benefits from a garage located in a nearby block, providing secure parking and extra storage space. This end-terrace house is not just a home; it is a lifestyle choice, offering a tranquil environment while still being close to local amenities and transport links.

3 1 2 D

Council Tax Band: D







Front garden
Pretty front garden with footpath leading to the white UPVC front door and side panels with obscured glass.

Porchway
Double glazed side panels with obscured glass, wall of built in cupboards housing the Worcester combi boiler and further space for coats and shoes. Ceiling light, wood effect laminate floor and glass paneled door to the lounge.

Lounge
Light and bright lounge with floor to ceiling full width double glazed windows allowing an abundance of natural light. This stunning lounge is situated to benefit the fantastic views of the well maintained gardens and River Wey. Vertical radiator, down light, under stairs storage cupboard housing the fuse board and open plan to the dining area.

Dining area
Continuation of the wood effect flooring, full width double glazed patio doors, down light, vertical radiator and open plan to the modern kitchen.

Kitchen
Well designed white kitchen with a vast amount of eye and base level cupboards, black work top, stainless steel sink and drainer with mixer tap. Induction hob, electric double oven, integrated washing machine, tall fridge/freezer and space for dishwasher. Vinyl wood effect floor, down lights, further floor to ceiling cupboard and double glazed patio door to the garden with side panel window.

Stairs
Carpeted staircase to the first floor and landing, large built in cupboard and doors to the bedrooms and bathroom.

Master bedroom
Large master bedroom situated at the front of the property with a floor to ceiling double glazed window appreciating the views of the River Wey and communal grounds. Built-in double wardrobes, further cupboards, downlights, radiator, vaulted ceiling and carpet.

Second bedroom
Double bedroom situated at the rear of the property with vaulted ceiling, radiator, carpet and floor to ceiling double glazed window.

Third bedroom
Single bedroom with double glazed window, carpet, vaulted ceiling, radiator and offering a staircase to the bonus room.

Bonus room
Excellent space for an office or storage with double glazed fan windows, carpet and down lights.

Bathroom
White bathroom suite comprising of a panel bath with thermostatic shower over bath and green glass tiled enclosure. Low level toilet and hand basin built in to a vanity unit, underfloor heating, down lights, double glazed windows, tiled floor and mirrored cabinet.

Garden
Sunny brick wall enclosed private garden with established trees and shrubs, generous size patio area suitable for entertaining and barbeques. Outside tap and gate leading to a garage in a block.

Garage
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 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".

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.







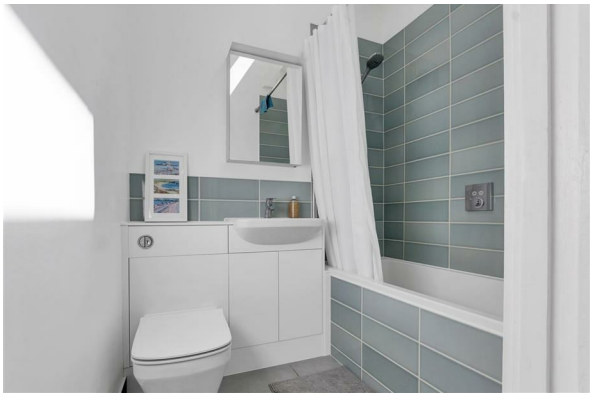








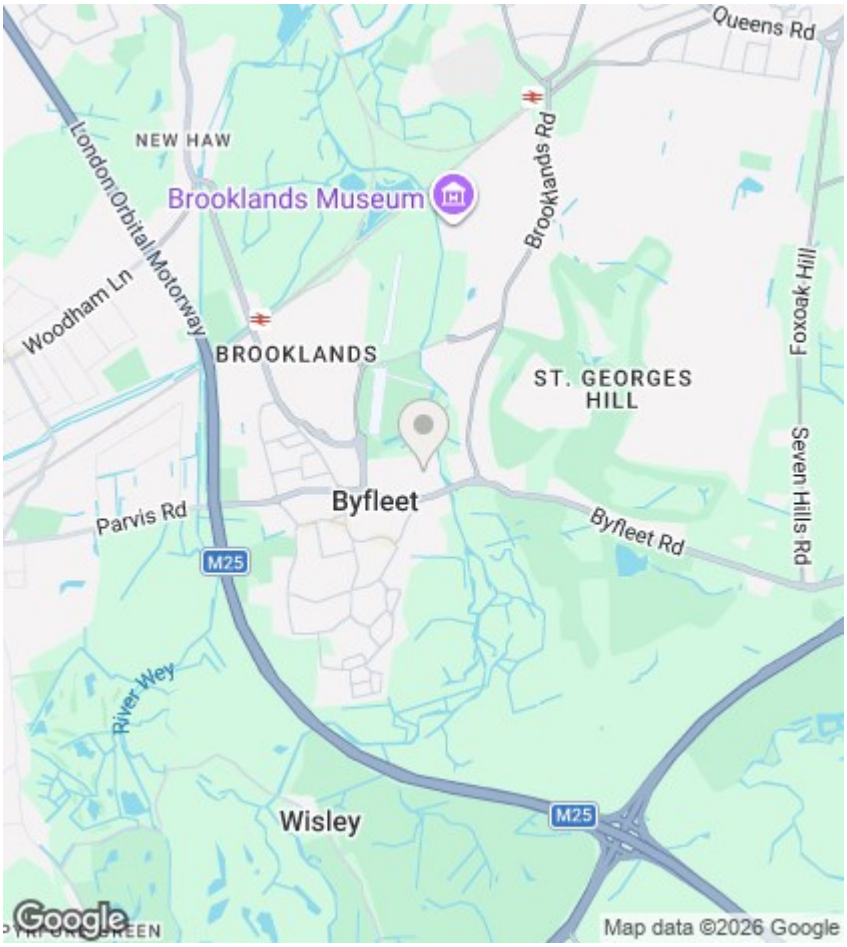







PRIVATE
GROUNDS





Directions

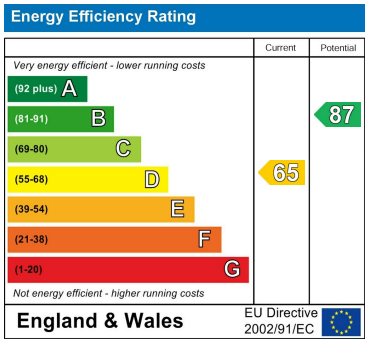
Head east on Parvis Rd/A245 towards Queens Ave. Go through 2 roundabouts. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn right onto Weymede. Turn left to stay on Weymede. Weymede, Byfleet.

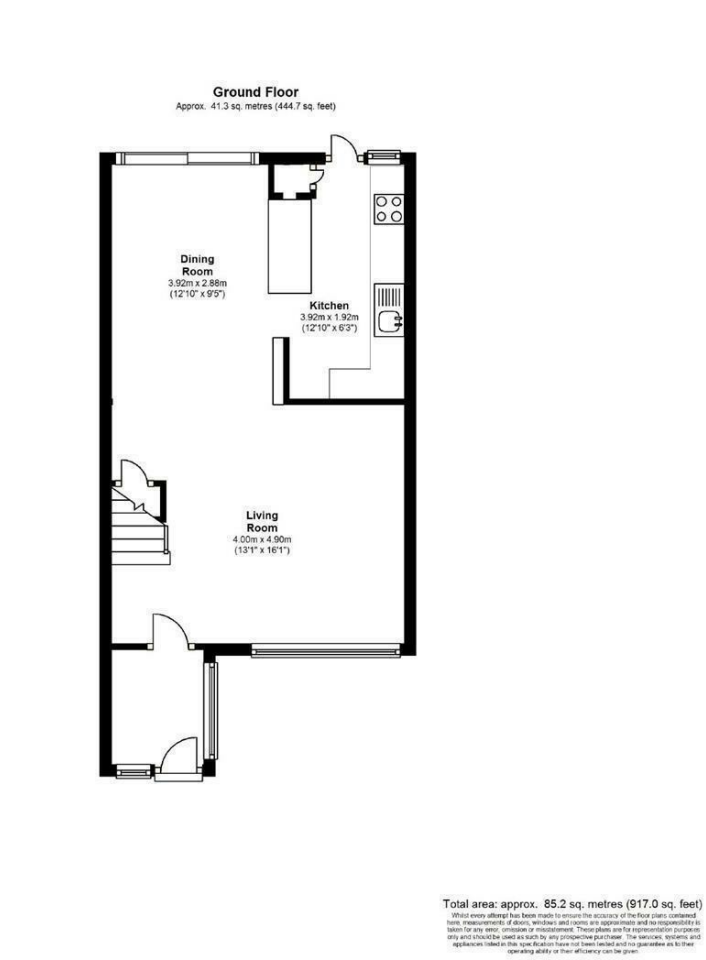
Viewings

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

EPC Rating:

D





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