Wingate & Withers
ESTATE AGENTS









95 Weymede, Byfleet, Surrey, KT14 7DH

Price Guide £436,000

- Three bedroom family home
- Light and bright lounge
- Single garage with access from the garden
- End of chain

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95 Weymede, Byfleet KT14 7DH

Situated in a charming area of Weymede, Byfleet, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families

The house features a well-appointed bathroom and kitchen. One of the standout features of this property is the garage, which offers direct access to the home, making it particularly convenient for those rainy days or when carrying groceries.

The low maintenance garden is a true gem, providing a serene outdoor space to unwind without the burden of extensive upkeep. This tranquil setting is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Set in the idyllic Weymede, this property is surrounded by picturesque scenery and a friendly community atmosphere. With its excellent transport links and local amenities, this house is not just a home, but a lifestyle choice.

3 1 1 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 and space for coats and shoes. Ceiling light, wood effect laminate floor and glass panelled door to the lounge.

Lounge
Light and bright lounge with floor to ceiling full double glazed windows allowing an abundance of natural light. Electric fireplace, radiator, feature wallpaper, ceiling 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, ceiling light, radiator and opening to the kitchen.

Kitchen
Well designed kitchen with a range of matching eye and base level cupboards, formica worktop and tiled splash back. Free standing 6 burner gas cooker with double oven space for slimline dishwasher, washing machine and fridge/freezer. Stainless steel sink and drainer, track lighting, wood effect flooring, further floor to ceiling cupboard housing the boiler 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, vaulted ceiling with windows 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 the communal grounds. Built-in double wardrobes, further cupboards, ceiling light, radiator, vaulted ceiling and carpet.

Second bedroom
Situated at the rear of the property this lovely double bedroom benefits from a valuated ceiling, large double glazed window,, carpet, radiator and ceiling light.

Bedroom three
Single bedroom adjacent to the second bedroom with a double glazed window overlooking the garden, carpet, ceiling light and radiator.

Bathroom
White bathroom suite comprising over a panel p shaped bath, shower screen and triton electric shower. Part tiled walls, vaulted ceiling with double glazed windows, wood effect vinyl flooring, hand basin on a pedestal and low level toilet.

Garden
Accessed via the double glazed patio doors or alternatively by the kitchen door, low maintenance sunny garden with a large patio area, light coloured pebbles and footpath to the side gate and garage.

Garage
Accessed via the garden with a pedestrian door or alternatively off the road to the up and over door. Currently divided to create two rooms, one for storage and one with potential to be an office, gym or additional storage.

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.




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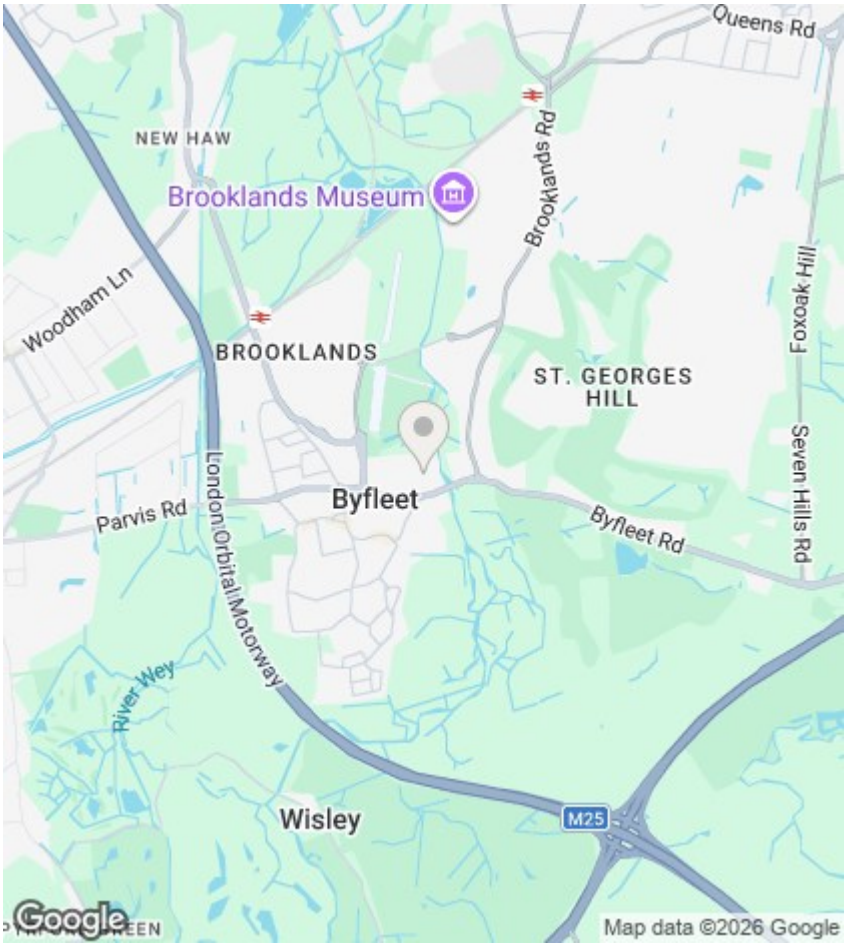












Directions

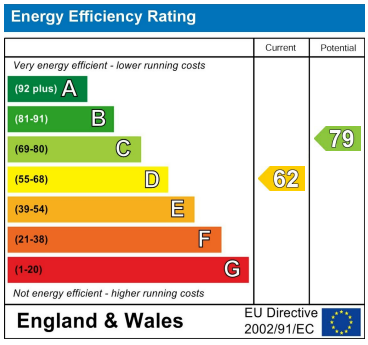
Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave Go through 2 roundabouts. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn right onto Weymede.

Viewings

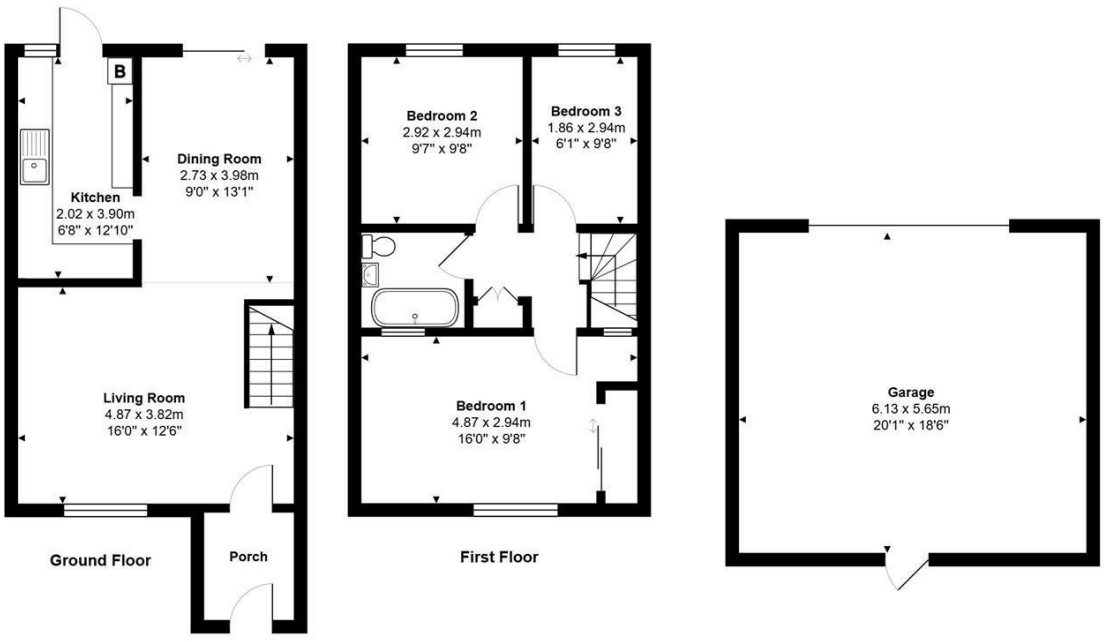
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

D



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All measurements are approximate and for display purposes only

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