



113 Weymede, Byfleet, Surrey, KT14 7DJ

Price Guide £465,000

- Three bedroom end of terrace townhouse
- Low maintenance garden
- Superbly redesigned to create a large than average kitchen
- 15 Acres of communal parkland & private section of River Wey

# 113 Weymede, Byfleet KT14 7DJ

An exemplary town house located in the sought after location of Weymede. This beautifully presented family home benefits from private parking, stunning fitted kitchen and modern bathroom with vaulted ceiling.

This spacious contemporary 'Span' house also benefits from being a stones throw from the private section of the River Wey.



Council Tax Band: D



### Rear entrance

Off street parking for one car with access to storage garage with up and over door and secure gate to external bike store with corrugated roof, exterior light and double glazed door leading to the kitchen.

### Kitchen

Generous size kitchen incorporating the conversion of part of the garage to create a larger than average kitchen. Vast amount of cream gloss eye and base level cupboards, formica worktop, modern under and over counter lighting and tiled flexi tile floor. Eye level electric oven, further microwave oven, four burner induction hob and space for American fridge/freezer, washing machine and dishwasher. Inset stainless steel double sink with mixer tap, waste disposal and brick splash back. Built in tall cupboards housing the Johnson and Stanley warm/cold air heating system and fuse board. UPVC full length double glazed door with obscured glass leading to the off street parking and storage.

### Hallway

Red composite door leading to the hallway with tiled flooring, double glazed window with obscured glass, ceiling light and doors leading to the office/third bedroom and kitchen.

### Bedroom three/office

Leading from the hallway, this large single bedroom benefits from double glazed patio doors leading to the garden, tiled floor and track light.

### Cloakroom

Modern cloakroom with built in low level toilet, corner basin with brick mosaic tiles, mirror vanity cupboard, double glazed window with obscured glass, wall light and tiled floor.

### Stairs to first floor

Carpeted staircase leading to the first floor.

### Lounge/Dining area

'Wow' factor lounge offering full width dual aspect double glazed windows appreciating the leafy outlook. This light and bright lounge/dining area benefits from ample space to be versatile with your furniture and cleverly divided by a partition wall to create two separate living areas. Ceiling light, further down lights, flexi tiled floor and stairs leading to the second floor.

### Stairs to second floor

Carpeted staircase leading to the second floor landing with vaulted ceilings, double glazed fan windows, track lighting and doors leading to the bedrooms and bathroom.

### Master bedroom

Large double bedroom with vaulted ceiling, laminate floor, full width double glazed window, built in wardrobes housing the water cylinder and central ceiling light.

### Bedroom two

Similar size to the master with vaulted ceiling, full width double glazed window overlooking the garden, built in wardrobes and laminate flooring.

### Bathroom

White bathroom suite comprising of a low level toilet and circular hand basin built into a walnut finish vanity unit and white bath with Aqualisa power shower. Mostly tiled walls, vaulted ceiling, fan windows, chrome heated towel rail and vinyl flooring.

### Garden

Low maintenance Westerly facing private garden with secure gate leading to footpaths and further parking.

## Weymede

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

Span estates were designed to "span the gap between the suburban monotony of the typical 'spec building' and the architecturally designed individually built residence" and to "think about a community first, the buildings second and to use the placing of dwellings to shape the communal space"

Architect speak maybe and in most housing built since the 1970's you would need a very large pinch of salt to believe it. 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".

One of Eric Lyons original intentions was to "engineer a sense of community by forcing people to interact by dint of their environment". Maybe a little utopian but living at Weymede is quieter, friendlier and a whole lot prettier than most suburban areas.

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

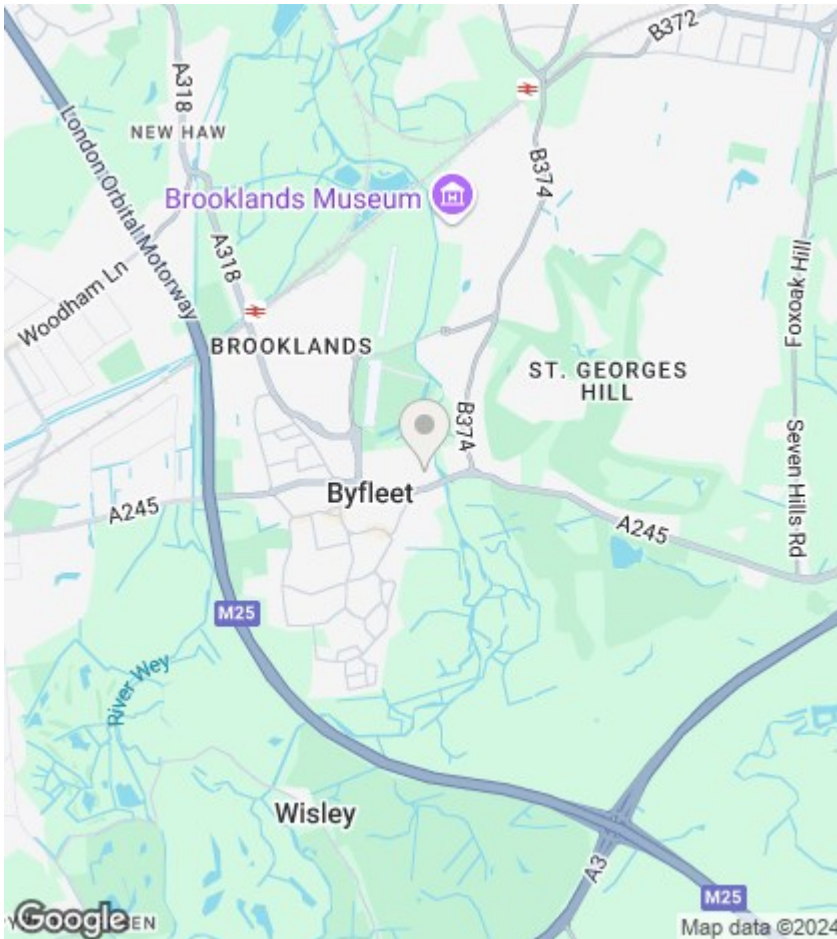
## Outgoings

Although the property is Freehold, there is a monthly cost for all owners of Weymede, this cost not only covers the fee for the upkeep of the 15 acres of communal parkland, it also covers the cost of any timbers to be repainted every three years on the property i.e fascia, soffits, windows, upkeep of communal areas such as pathways, parking area and even includes window cleaning for the property.

The cost for this is only around £100 per month.







## Directions

Weybridge, Station Approach, Weybridge KT13 8UD, UK At the roundabout, take the 4th exit onto Brooklands Rd/B374 At the roundabout, take the 1st exit and stay on Brooklands Rd/B374 At the roundabout, take the 2nd exit onto Parvis Rd/A245 Turn right onto Green Ln Turn right onto Weymede Turn left to stay on Weymede Arrive: Weymede, Byfleet KT14, UK

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Area = 1045 sq ft / 97.1 sq m  
 Garage = 31 sq ft / 2.8 sq m  
 Total = 1076 sq ft / 99.9 sq m  
 For identification only - Not to scale

