Wingate & Withers
ESTATE AGENTS









102 Weymede, Byfleet, West Byfleet, Surrey, KT14 7DH

Price Guide £525,000

E.P.C Rating C

Freehold

- Breathtaking three bedroom family home
- Fitted kitchen with breakfast bar
- Arranged over three floors (in excess of 1000sq ft)
- Access to private section of the River Wey
- Master with modern en-suite
- Refurbished and redesigned four years ago
- End of chain
- Garage in a nearby block

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102 Weymede, West Byfleet KT14 7DH

**********WOW**********

Possibly the best townhouse Weymede has to offer.

This stunning family home has been architecturally redesigned creating a unique, luxury, three double bedroom exquisite house displayed over three floors.

This fantastic show house style property offers an amazing master bedroom with a large walk-in shower en-suite, three double bedrooms and a fitted kitchen/breakfast room open plan to a minimalistic lounge. You won't want to leave with lovely views of the rear garden.

Other benefits include a breathtaking family bathroom with vaulted ceiling, light and bright entrance hall with access to cloakroom and a garage in a nearby block.

3 2 1 C

Council Tax Band: D







Introduction
This elegant three bedroom architecturally designed house has been tastefully reconfigured and updated throughout by it's current owners, set in the tranquil setting of Weymede and built in the late 1960's by the renowned development company Span.

It was designed by Eric Lyons, a celebrated architect, whose work has been widely published and is still much admired today.

Weymede is a sought after riverside setting with a collection of houses set amongst private gardens near Weybridge, a short commute (under 30 minutes) from central London.

Entrance Porch
White UPVC front door with frosted glass panels and a further double glazed window with obscured glass. Light grey Karndean flooring, downlights, radiator, tall storage cupboard with shelves and white panel door leading to the cloakroom.

Cloakroom
White low level toilet, double glazed window with obscured glass, modern hand basin built into a vanity unit with tiled splash back, radiator and continuation of the Karndean floor.

Kitchen
Superbly designed luxury kitchen with high specification integrated appliances including AEG electric oven, five burner gas hob, extractor fan, dishwasher and under counter fridge. An abundance of matching black eye and base level cupboards benefiting from space saving drawers, magic corner cupboards, integrated recycling bins and a vast amount of Korean white worktop creating a breakfast bar with two ceiling lights. Inset sink with fitted waste disposal situated below a double glazed window overlooking the entrance. Down lights, Worcester boiler discreetly housed in a cupboard, vertical radiators, light grey Karndean flooring continuing into the open plan lounge.

Lounge
Luxury and elegant lounge area that benefits from an abundance of natural light via the large double glazed patio doors. Further vertical radiators, continuation of the grey Karndean flooring, downlights, and under stairs cupboard housing the fuse box.

Stairs to first floor and landing
Carpeted staircase with glass panel and white wood handrail leading to the first floor and landing. Built in cupboard housing a washing machine and separate tumble dryer, double glazed window overlooking the entrance with fitted blinds and white modern panel doors leading to the master bedroom and en-suite.

Master Bedroom
Situated at the rear of the property, this executive bedroom benefits from a wall of built in wardrobes with touch opening, full width double glazed window overlooking the garden, luxury carpet, downlights, vertical radiator and ample space for a superking bed and side tables.

En suite to Master
Outstanding and unique modern en-suite bathroom benefiting from a larger than average shower enclosure, low level shower tray, large fitted screen, monsoon shower head and additional hose. Contemporary hand basin built into a vanity unit, low level toilet vertical radiator, Karndean flooring and downlights. Double glazed window with obscured glass and fitted blinds, vanity mirror cupboard, heated towel rail and shelf for cosmetics.

Stairs to top floor and landing
Carpeted staircase with glass panels, white handrail, downlights and white panel doors leading to the bedrooms and bathroom.

Bedroom two
Light and bright large double bedroom situated at the front of the property with vaulted ceiling, carpet, vertical radiator, double glazed full length window, fitted wardrobes with touch click opening and downlights.

Bedroom three
Similar size to bedroom two, full width wardrobes with touch click opening, carpet, double glazed window, vaulted ceiling, vertical radiator and fitted blinds.

Bathroom

Stunning white bathroom suite comprising of a panel bath with thermostatic shower, tiled alcove for toiletries, shower screen, hand basin built in to a vanity unit and low level toilet. Mirror vanity cupboard, Karndean flooring, heated towel rail and vaulted ceiling with fan windows.



Private garden

Low maintenance West facing rear garden with light grey ceramic patio tiles and raised decking area for evening entertaining. Brick building with power, exterior light, outside tap and rear gate leading to the garage in a block.

Garage

Single garage in a block with up and over door and new roof.

Weymede Residents Association

The Weymede Residents Association (often managed via the Weymede management committee and society) oversees the private, architecturally renowned Weymede Estate located in Byfleet, Surrey.



Key Features of Weymede Community Management. The estate operates with a high level of resident engagement and structured rules to maintain its unique mid-century modern character and natural surroundings:

Communication: The management committee shares news, updates, and reminders through a private email newsgroup that reaches roughly 90% of Weymede residents. Residents also use a completely private online forum to ask questions and chat.

The society owns the freehold land along the west bank of the River Wey. This stretch of water is kept for the private, free use of Weymede residents and their guests (though a standard legal rod licence is still required).



The committee manages the shared open spaces and ensures that the estate's famous Span housing design standards are protected.









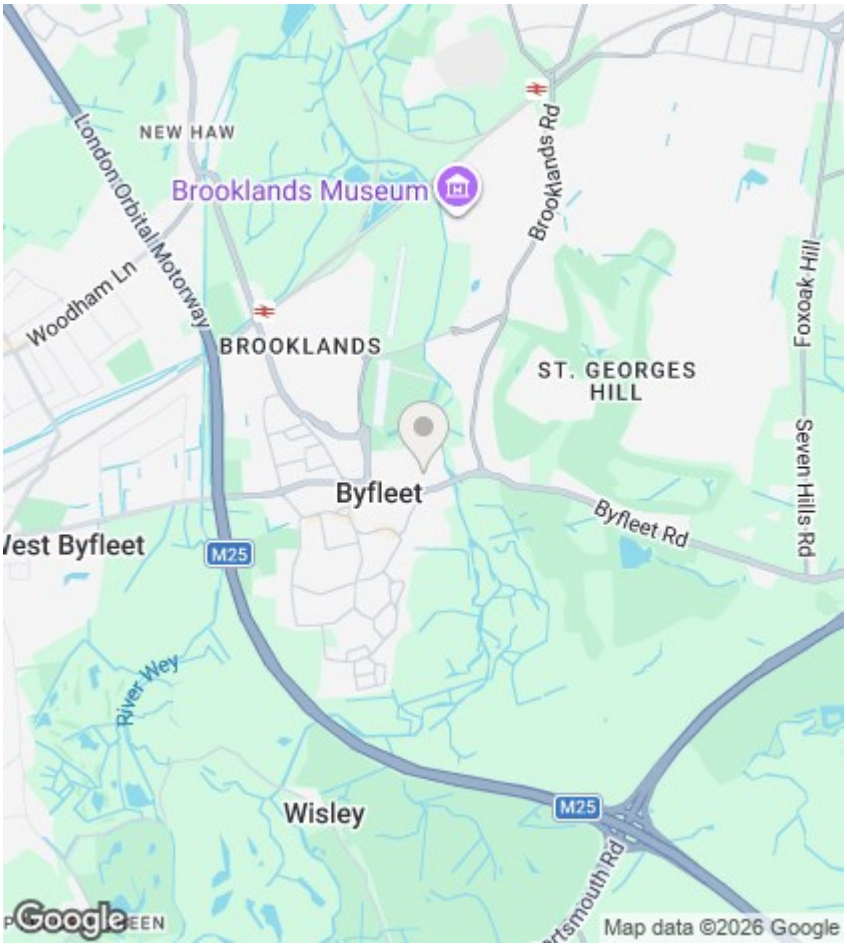












Directions

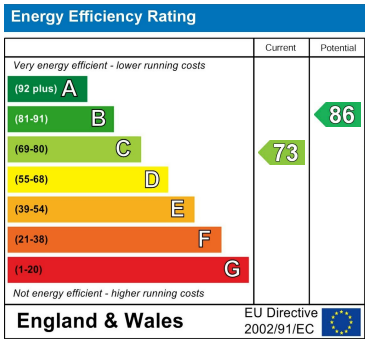
Head east on Parvis Rd/A245 towards Oyster Lane. Go through 1 roundabout. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Lane, Turn right onto Weymede, Turn left to stay on Weymede. Destination will be on the right.

Viewings

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

EPC Rating:

C





Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any oter rems are approximate and no responsionty is taken for any error. Omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
Plan produced using PlanUp.

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