



11 Weymede, Byfleet, Surrey, KT14 7DG

Price Guide £550,000

- Superbly presented three bedroom family home
- Rarely available in the secluded development consisting of 11 houses.
- End of chain.
- Eric Lyons K2 Span design.
- Larger than average garden with brick wall surround

# 11 Weymede, KT14 7DG

Stunning end terraced family home situated in the most desirable location of Weymede and acres of landscaped gardens. This property was originally the 'Show House' for the Eric Lyons K2 architecturally designed family homes in the 1960's. Benefiting from the largest garden in the Weymede development and a green, leafy outlook to the front and rear.



Council Tax Band: D



### Front garden

Stylish, modern front garden with black wood weather boarding, established bushes, external light and footpath leading to the new wood front door and double glazed windows with obscured glass leading into the entrance hall.

### Lounge

Light and bright lounge with modern contemporary features in keeping the style of the K2 Architectural build with white painted exposed brick wall and full width patio door to the garden. Front aspect double glazed window with green and leafy outlook, American walnut floor with electric underfloor heating, large under stairs cupboard and further cupboard housing the meters and ample space for storage. Vertical white radiator and opening either side of the central staircase to the spacious kitchen.

### Entrance Hall

American walnut wood floor throughout the lounge and hallway, GRP roof, ceiling light, floor to ceiling window with obscured glass, tall cupboard with ample space for coats, underfloor heating and door leading to the cloakroom.

### Cloakroom

Matching white low level toilet and hand basin built into a vanity unit. Shelf below the double glazed window with obscured glass, walnut wood floor, electric panel heater and ceiling light.

### Kitchen

Well designed kitchen with a vast amount of white gloss eye and base level cupboards, natural walnut wood worktops and under cupboard lighting. New electric oven and induction hob, extractor fan, integrated dishwasher and space for a tall fridge freezer and washing machine. Inset stainless steel sink and mixer tap situated below the large double glazed window. Worcester combi boiler, two ceiling lights, ceramic tiled floor, brick wall painted white, ample space for a dining table and a large double glazed patio door leading to the amazing garden.

### Stairs

White banister with carpeted staircase leading onto the first floor and landing. Vaulted ceiling, over stairs cupboard with shelf, double glazed window and doors leading to the bedrooms and bathroom.

### Master bedroom

Breathtaking master bedroom with large double glazed window overlooking the well maintained communal garden and trees, White painted exposed brick wall reaching to the vaulted ceiling offering a feeling of space and contemporary atmosphere. radiator and carpet, central ceiling light.

### Second bedroom

Double bedroom with vaulted ceiling following the theme of the exposed white brick, ample space for wardrobes and other bedroom furniture. Double glazed window overlooking the front garden, radiator, carpet and central ceiling light.

### Third bedroom

Similar size to the second bedroom situated at the rear of the property. Currently being used as an office with carpet, central ceiling light and electric panel radiator.

### Bathroom

Light and and bright bathroom suite comprising of a matching 'P' shape panel bath with thermostatic shower, Monsoon shower head and additional hose and shower screen, hand basin with mixer taps, loft access, low level toilet, and shelf below the double glazed window with obscured glass.

### Garden

Believed to be the largest garden in Weymede with a brick wall surround and established flower beds that have been landscaped to maintain a colourful and seasonal display. Established trees and shrubs including an exotic palm, plum tree, apple tree and many more. Lovely patio area extending the luxury outdoor living in this quiet private and enclosed garden. Raised sleepers leading to the lawn area, discretely positioned shed and a further sunny seating patio area to catch the Summer sun.

### Garage

Single garage in a block nearby with up and over door.







## 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

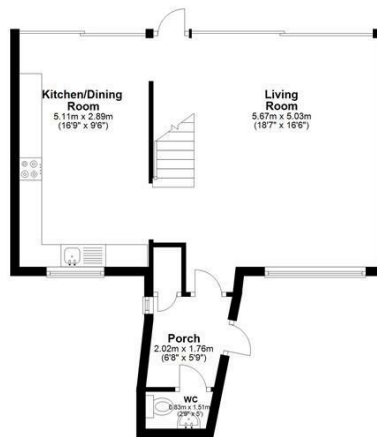
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 46.8 sq. metres (503.6 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee Plan produced using PlanUp.