



Laleham Reach, Chertsey, KT16



## Description:

We are pleased to offer for sale this River front detached chalet bungalow forming part of the private Harris Estate on Laleham Reach and set in well maintained and presented grounds.

The property itself is arranged over 2 floors with 1900 square feet of accommodation and offers versatile living space.

3 bedrooms, 3 bathrooms large lounge, fitted kitchen breakfast room, cloakroom, conservatory, driveway parking for numerous vehicles and 80ft mooring onto main stream Thames.





This property will be a superb opportunity for family living with plenty of scope to improve or extend. The property has had new electrics installed and an air source heat pump.

Situated in a popular location and set equidistant between Staines-upon-Thames and Chertsey town centre, both offering a variety of shops, restaurants, pubs and restaurants. Both also have good rail links to London Waterloo and easy access to the motorway networks of the M25, M3 and M4.

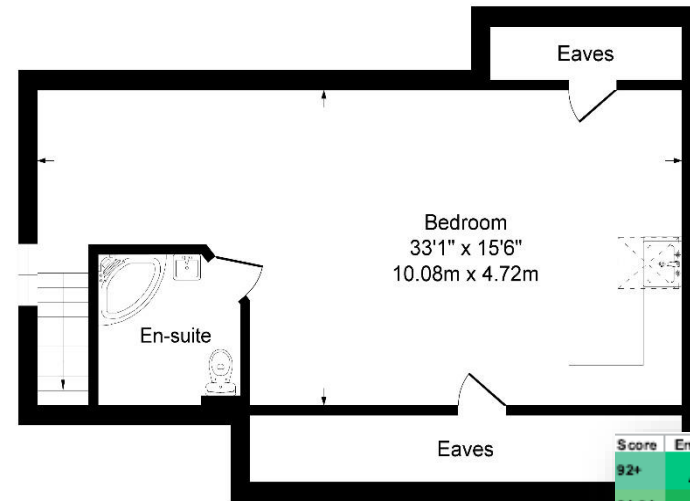
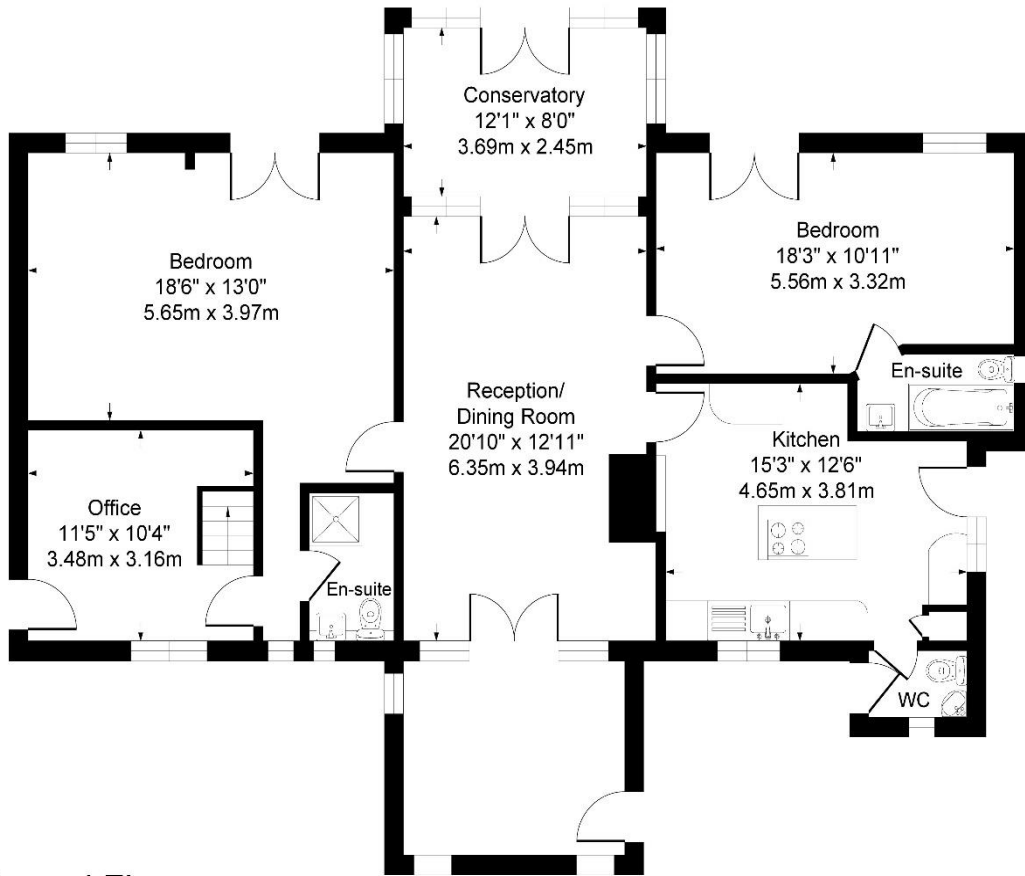




# Approximate Gross Internal Area 1912 sq ft - 178 sq m

## INFORMATION

**TENURE:** Freehold  
**COUNCIL TAX:** D  
**COUNCIL:** Runnymede Borough Council  
**EPC:** F  
**PRICE:** £785,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	30 F	
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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