



Laleham Reach, Chertsey



## DESCRIPTION:

We are delighted to be marketing for sale this 3 bedroom detached home completed in 2019, covering 2656 Sqft and finished to a superb standard. The property has excellent well planned and spacious entertaining space with a state of the art kitchen, with multi colour changing lighting to the skylight, under unit concealed lighting, also including an Innovative Hoover Born oven with Bluetooth/Wifi connection and separate utility room. The lounge with a feature Envictor wood burner together with bi-folding doors with integrated blinds, opening onto the raised deck and views of the River.

This property has underfloor heating spread across 5 separate heating zones all with separate thermostats. Full internet access with hardwired connection to all bedrooms and the lounge. There is a bespoke 6 camera security system relayed to the TV or fixed tablet.

The master bedroom suite with ensuite and walk in wardrobe has direct access onto the Riverside deck from bi-folding doors. The second double bedroom has an ensuite shower room leaving the third double bedroom use of the family bathroom. To accommodate working from home there is a 55 sq ft office space accessed from the entrance hallway.

To the outside of the property , the raised deck has lighting and a central staircase leading down to the gardens with a paved walkway leading to the superb Riverside entertaining area with built in seating area, pizza oven, fire pit and remote under seating lighting. There are also 2 awnings and heaters and River decking lights. The mooring is 56ft wide onto Main stream Thames and has the added benefit of a small inlet and slipway for a dayboat.

Around the grounds are sensor lighting, a large secure hardstand space to one side of the property, suitable for a motor home or similar with access from the driveway where there is off road parking for numerous vehicles.

An additional feature of this home is the Portable garden studio with full electrics, hot and cold water, heating and exterior lighting, making an ideal office away from the main house or workshop.

The undercroft to the house has 3 separate storage areas with approximately 1300 sq ft of space and access from various points.

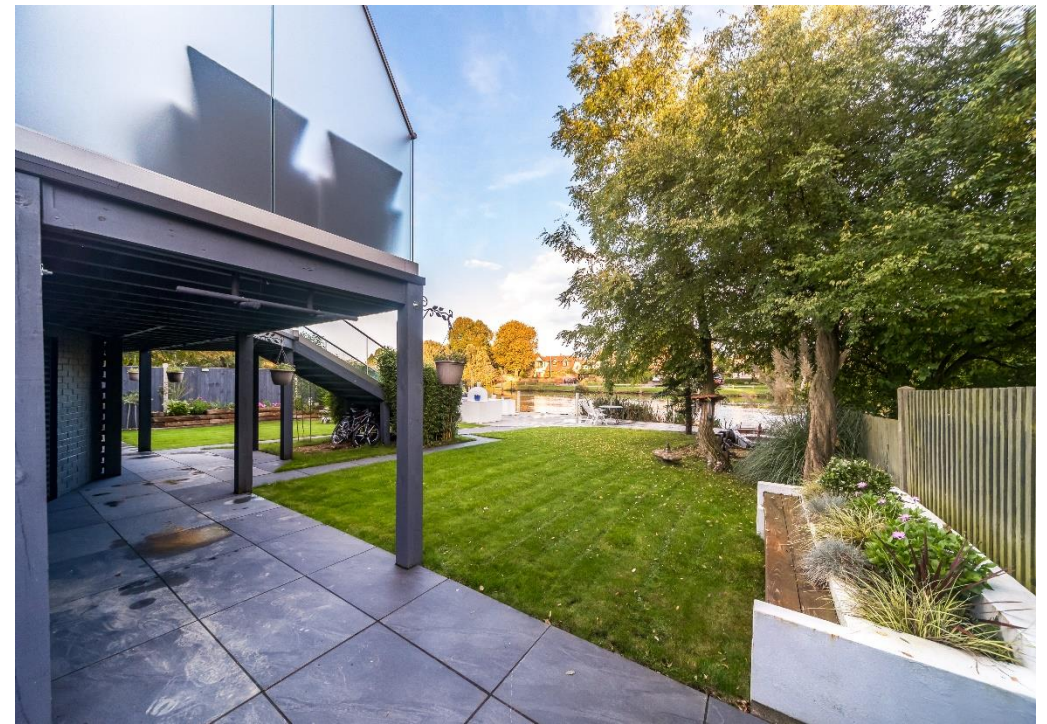
Viewing is strongly advised to fully appreciate the many attributes this fabulous home has to offer.



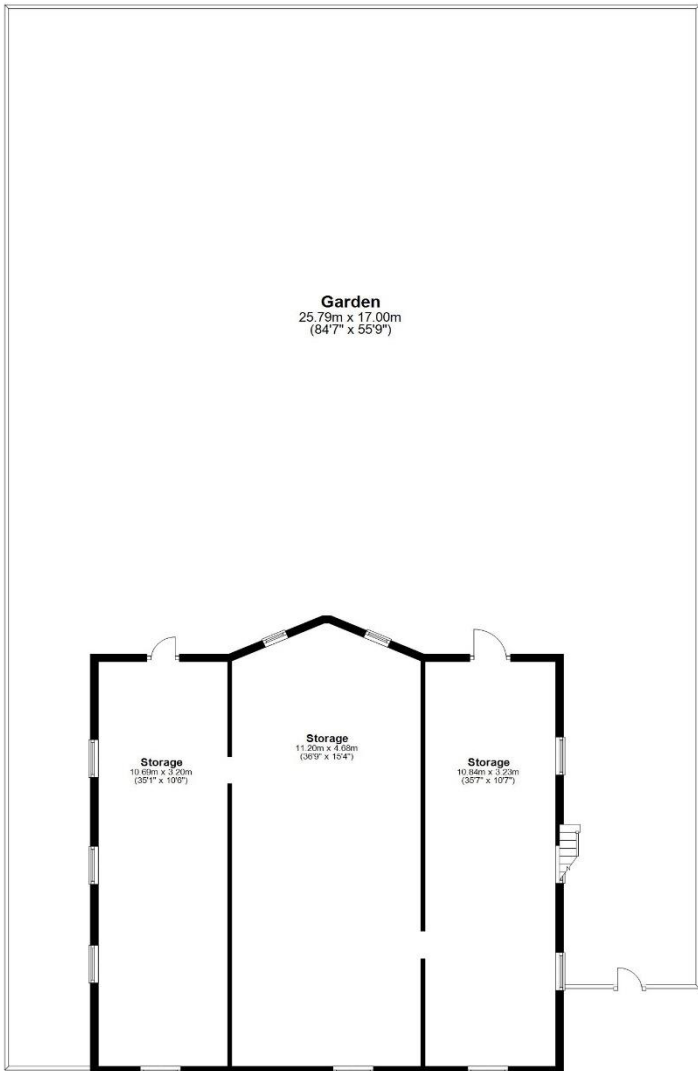


## INFORMATION

**TENURE:** Freehold  
**EPC:** C  
**PRICE:** £1,190,000  
**COUNCIL:** Runnymede Borough Council  
**COUNCIL TAX:** Band F



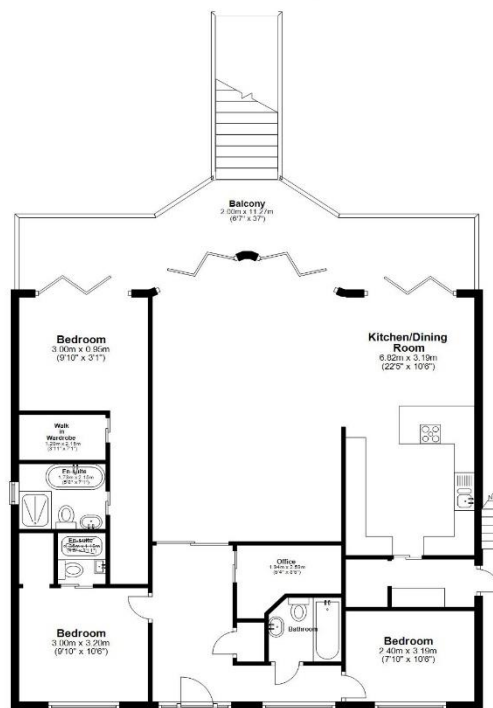
**Basement**  
Approx. 123.9 sq. metres (1333.2 sq. feet)



Total area: approx. 246.8 sq. metres (2656.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. Plan produced using Planico.

**Raised Ground Floor**  
Approx. 123.0 sq. metres (1323.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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