



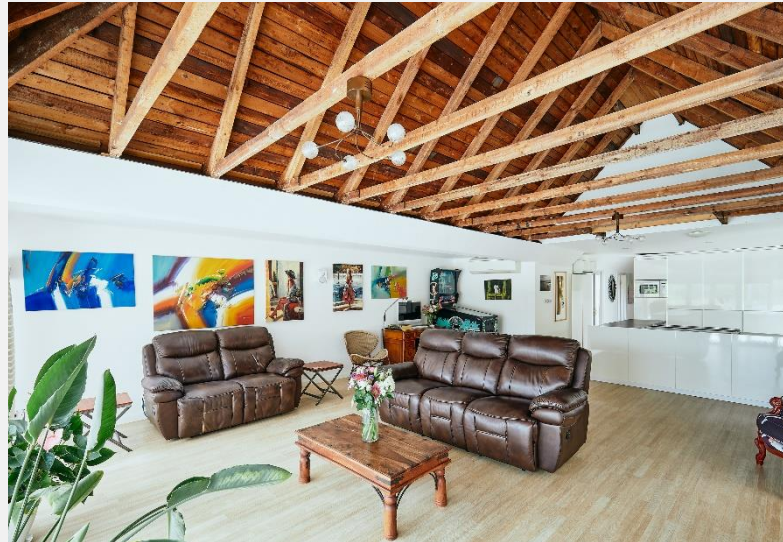
## Laleham Reach Chertsey KT16

Situated on the almost secret private road, Laleham Reach, with a wonderful view across the Thames and to the nearby lock, Coombe Bank offers exemplary entertaining space and flexible accommodation. Awash in natural light from all four aspects, the property is presented in a clean, calm contemporary style with a vaulted ceiling to the lounge and fully opening bi-folding doors to the patio, garden and moorings beyond. The accommodation, weighing in at just over 1,400 sq. ft. comprises, four bedrooms, two bathrooms (one of which is en suite to the master), a

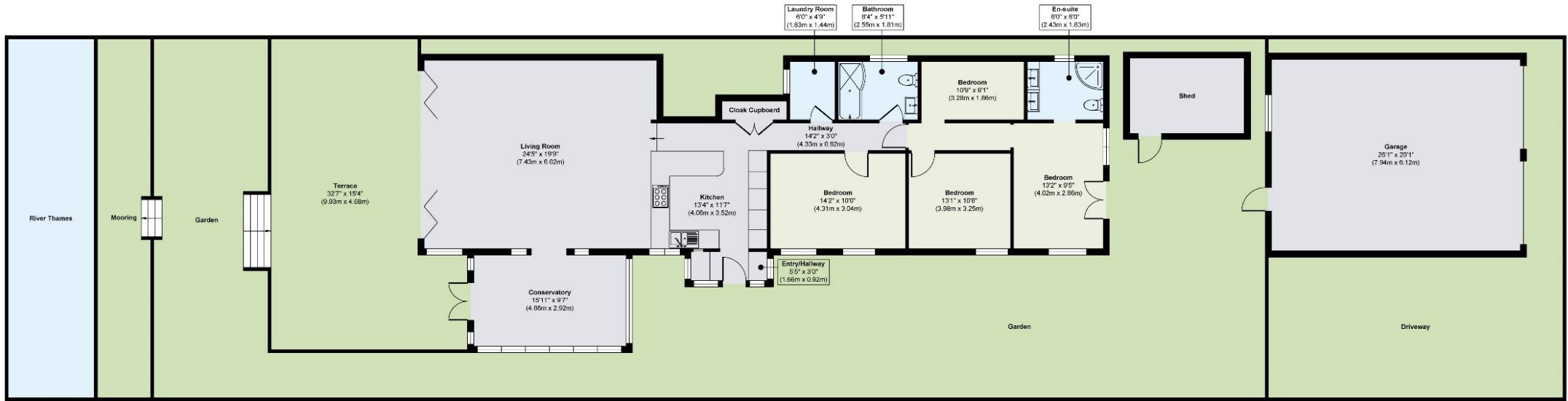
kitchen/family room of some 35 ft. in length, cloak closet, conservatory, utility room, potting shed and huge garage. The house even has future proofing in the form of an air source heat pump providing heating and air conditioning economically as well as with a clean, green conscience. Perfect for sociable retirees who want to entertain or a growing young family, this house is a must see for all those who want something a little special by the river.

### KEY FEATURES

- Private road
- Views across the Thames
- Four bedrooms
- Two bathrooms
- Separate dining room
- Walk-in wardrobe
- Utility room
- Potting shed
- Huge garage
- Air source heat pump for heating and air conditioning







Ground Floor

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41 E
21-38	F	25 F	
1-20	G		

## KEY INFORMATION

**Local authority:** Runnymede  
**Internal area:** 1,469 sq. ft. / 136.53 sq. m.  
**No. of bedrooms:** 3  
**Council tax band:** E

