



Chertsey Meads, Chertsey

Description:

Set against the ever-changing backdrop of the River Thames, this charming three-bedroom detached bungalow offers not just a home, but a way of life. With an impressive 80ft of river frontage and mooring onto main stream Thames, the property is beautifully positioned to enjoy uninterrupted views both up and downstream, a tranquil sanctuary just moments from town.

Tucked away in a quiet private lane, the bungalow sits within gated grounds, providing peace, privacy, and plenty of space. Inside, light and open living areas make the most of the outlook, with a spacious lounge and dining room opening directly onto the riverside garden. Imagine mornings with the sun glistening across the water, or evenings entertaining with the gentle flow of the river as your backdrop. The well-sized kitchen and three double bedrooms, including a principal with en-suite, ensure comfort and flexibility for families or those seeking a riverside retreat. A family bathroom and an additional shower room complete the accommodation.

Outside, the riverside garden is a highlight — laid mainly to lawn, with ample room for outdoor dining, gardening, or simply sitting and watching the boats pass by. The impressively large garage and workshop adds tremendous value, for someone working with vehicles or boats with ample storage space, high ceiling and wide floor span to accommodate all manner of machinery. The extensive driveway parking caters easily for family and visitors.

The location is equally appealing, combining riverside tranquillity with convenience. Chertsey town centre, with its supermarkets, shops, and direct rail service into London, is close at hand. Shepperton village is also nearby, with its High Street, restaurants, and pubs, and excellent road connections to the M25 and M3 make travel easy.

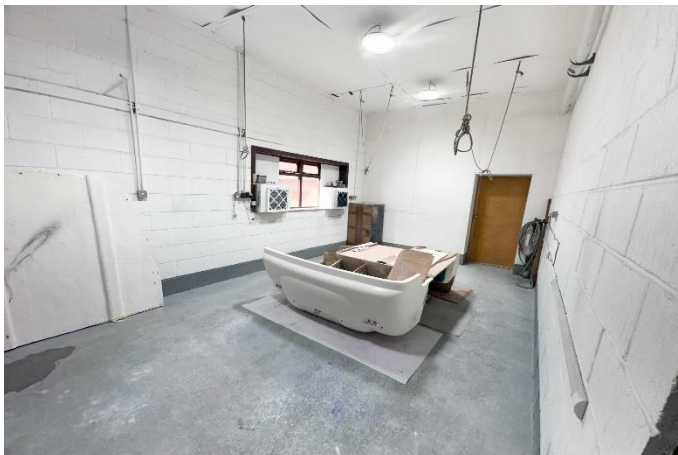
Life on the river offers something unique — whether it's boating from your own mooring, watching wildlife at the water's edge, or simply enjoying the calm and beauty of the Thames from your garden. Properties with this level of frontage and outlook are exceptionally rare, making this a truly special opportunity.





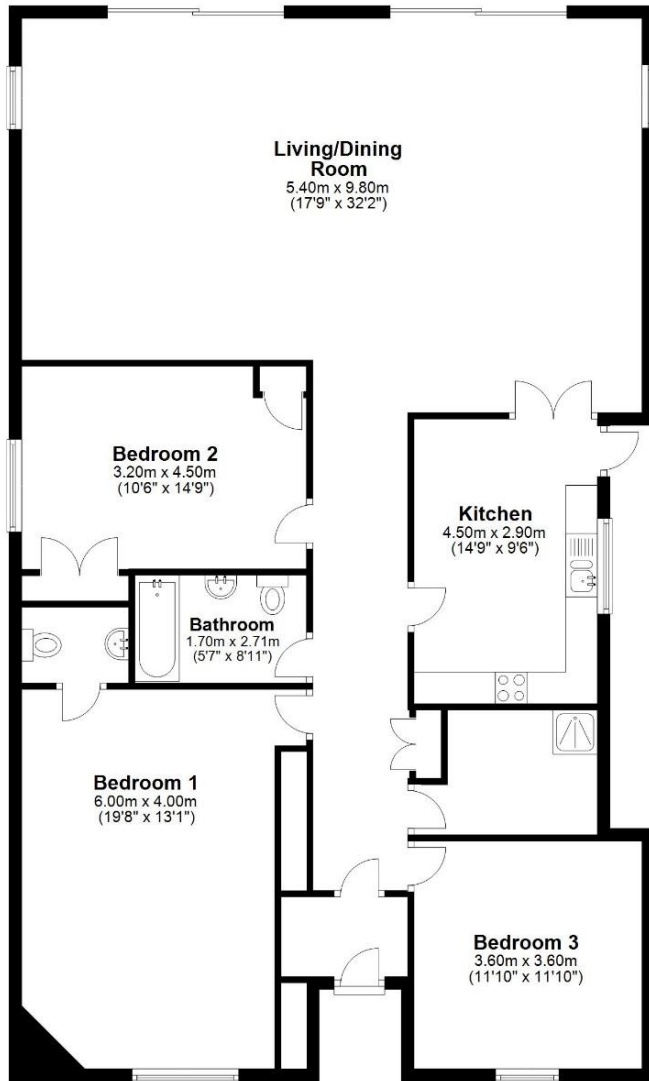
INFORMATION

TENURE:	Freehold
COUNCIL TAX:	Band G
COUNCIL:	Runnymede Borough Council
EPC:	D
PRICE:	£1,175,000



Ground Floor

Approx. 155.5 sq. metres (1673.7 sq. feet)



Total area: approx. 155.5 sq. metres (1673.7 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 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.

