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Laleham Reach
Chertsey, Surrey

Johnson *&* Jones

44 Laleham Reach Chertsey, KT16 8RR

Guide Price £599,950

Located on the banks of the River Thames in Chertsey, with its own private mooring, this charming detached house presents a unique opportunity for those with a vision. Boasting four spacious bedrooms and a well-proportioned reception room, this property is perfect for families or those seeking ample living space.

While the house is in need of complete renovation, it sits on an impressive riverside plot measuring 200ft by 30ft, offering a stunning backdrop for your future home. The property also features a 30ft riverside mooring, making it an ideal choice for boating enthusiasts who wish to enjoy the tranquil waters right at their doorstep.

Access to the property is convenient, with good vehicle access and off-street parking available for several vehicles. The brick-built structure spans two floors, providing a solid foundation for your renovation dreams. With its huge potential, this property invites you to reimagine and create a bespoke living space tailored to your needs.

This is a rare chance to acquire a riverside property in a sought-after location, where you can enjoy the beauty of nature while being close to local amenities. Whether you are looking to invest or create your dream home, this property is brimming with possibilities. Don't miss out on the chance to transform this house into a stunning residence that reflects your personal style.

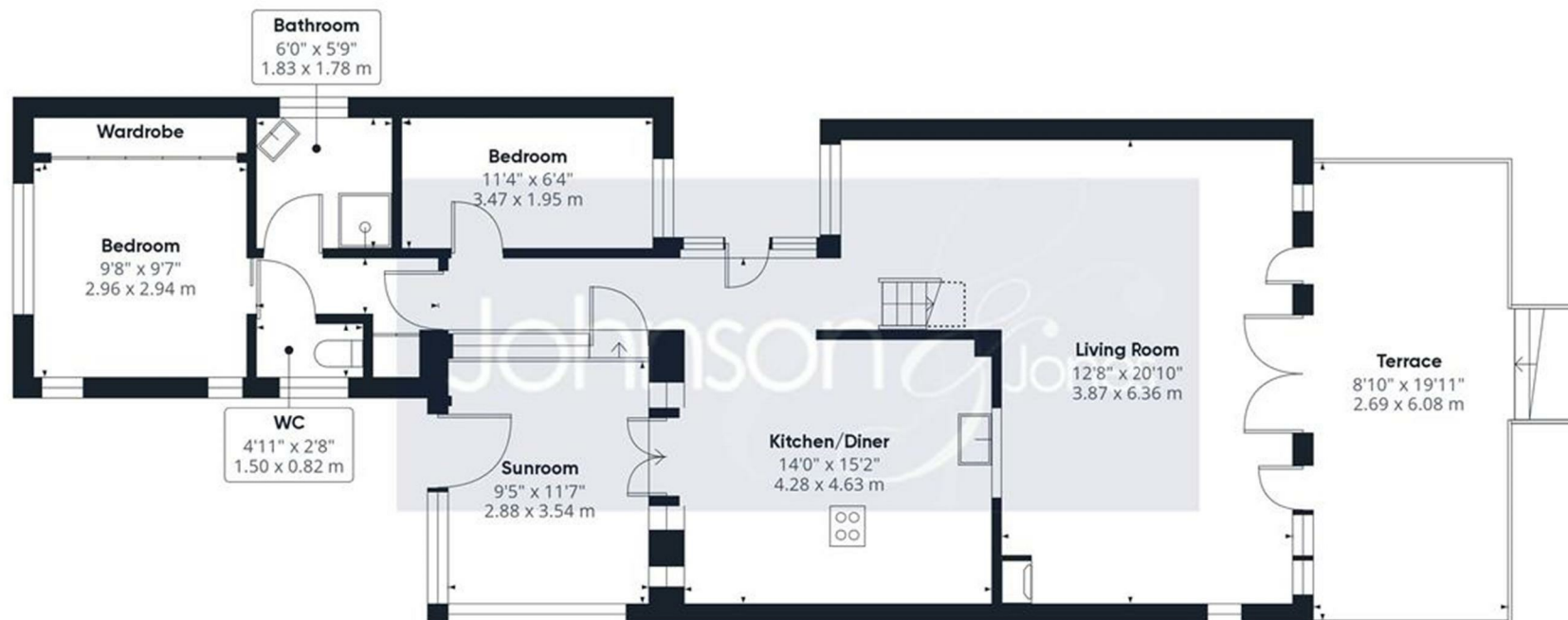
Tenure: Freehold
Council Tax: Band F



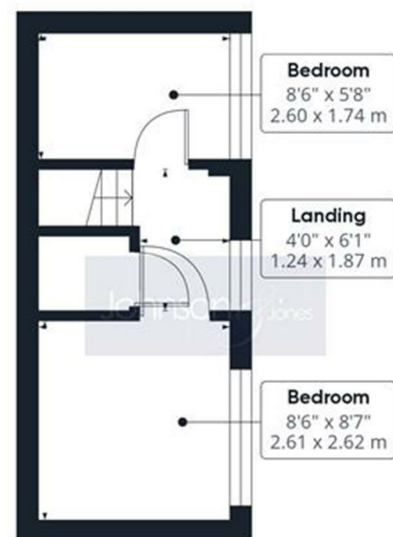
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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1108.48 ft²

102.98 m²

Balconies and terraces

175.99 ft²

16.35 m²

Reduced headroom

6.15 ft²

0.57 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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