



Chertsey, Surrey

Guide Price £1,300,000 *Freehold*

B. S. BENNETT





Offered with no onward chain and with over 2400 sq ft (222 sq m) of accommodation is this six bedroom riverside family home set in grounds of 0.4 acres with an impressive 95ft (29m) River Thames frontage and private mooring, overlooking Penton Hook Island. On the ground floor there is a large open plan living room with three sets of bi-folding doors leading out to a decked terrace providing superb views, open plan kitchen, two bedrooms, shower room, bathroom and utility room. The first floor has a superb principal bedroom with a large balcony boasting unspoilt views of the River Thames, en suite shower room, three further bedrooms and Jack and Gill bathroom. Outside there detached double width garage, detached outbuilding which includes three stables and workshop measuring approximately 571 sq ft (53 sq m). The generous secluded plot has two entrances both with electric double gates leading to the block paved carriage driveway. HIGHLY RECOMMENDED. EPC Rating: C

Summary:

open plan entrance ♦ large open plan living room ♦ open plan kitchen ♦ utility room ♦ 6 bedrooms ♦ 3 bathrooms ♦ en suite shower ♦ balcony ♦ double garage ♦ outbuilding ♦ 0.4 acre riverside plot ♦ 95ft (29m) River Thames frontage ♦ private mooring





Location:

Laleham Reach has easy access to Chertsey and Staines town centre providing an excellent array of shopping facilities and restaurants. Motorways M25, M3 and London Heathrow Airport are also close to hand.

Local Authority:

Runnymede Borough Council

Civic Centre, Station Road, Addlestone, Surrey, KT15 2AH

Tel: 01932 425400 Email: general.enquiries@runnymede.gov.uk

Council Tax Band: G

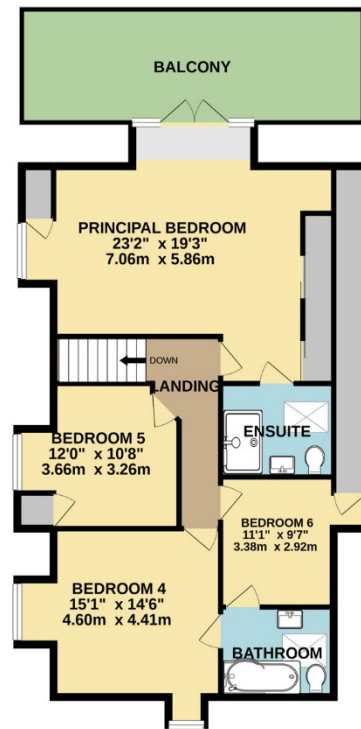
Payable for 2021/22: £3,348.73



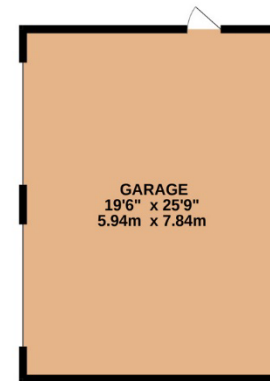
GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



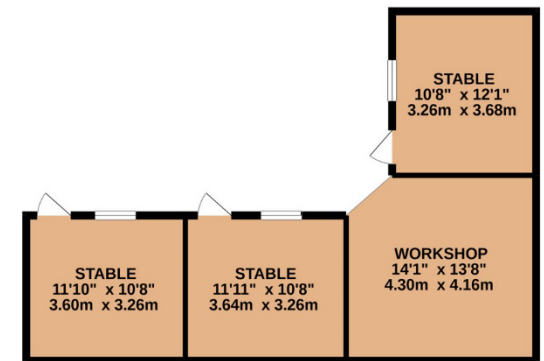
1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



GARAGE
501 sq.ft. (46.6 sq.m.) approx.



STABLES
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 3474 sq.ft. (322.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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