

RIVERHOMES

Northern Burway
Chertsey, KT16

£910,000
Freehold



Northern Burway Chertsey, KT16

RiverHomes presents a quietly distinctive riverside home on Laleham Reach, defined by a close connection to the Thames and its slower pace of life. Positioned on a generous plot with a 75ft freehold mooring, the house sits just off a quiet road near Laleham Golf Course, with a highly insulated timber frame wrapped in fibre cement cladding. There is secure residents' parking, visitor parking, and three additional spaces on the plot itself. The approach is understated, opening into a newly renovated conservatory with underfloor heating, which in turn leads into a generous, light-filled living and dining space where the main room also benefits from underfloor heating. A contemporary kitchen sits comfortably within the plan, alongside a second bedroom and family bathroom, all oriented towards views

across the gardens, mooring and river beyond. Upstairs, the principal suite has been carefully arranged to take full advantage of its setting, with a walk-in wardrobe, en suite shower room and elevated views across the Thames and surrounding landscape. The grounds extend the living space outdoors, offering a collection of well-considered ancillary buildings including an insulated workshop, gym and office, as well as a potting shed and greenhouse, lending themselves equally to creative or practical use. This is a home shaped as much by its setting as its architecture, where river life is part of the everyday. Chertsey and Staines stations provide direct connections into London Waterloo in around 40 minutes, while the M25 is within easy reach.





**Northern Burway
Chertsey, KT16**

KEY FEATURES

- Unique two bedroom home**
- Generous plot of land**
- Freehold mooring**
- Secure residents' parking**
- Visitor parking**
- Three parking spaces on the plot itself**
- Conservatory with underfloor heating**
- Open plan kitchen, living and dining rooms with underfloor heating**
- Master suite with underfloor heating**
- Walk-in wardrobe**
- Insulated workshop, gym and office**
- Potting shed and greenhouse**
- Communal areas are owned by the Residents' Association - £40 approx. per month maintenance charge.**



KEY INFORMATION

- Local authority:** Runnymede
- Internal area:** 1,794 sq. ft. / 167 sq. m.
- No. of bedrooms:** Two
- Council tax band:** D - £2,492.99 per annum.



Northern Burway
Chertsey, KT16

£910,000
Freehold

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





