Kennedys'

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Three Tops
Condor Road
Laleham
Staines-Upon-Thames
TW18 1UG

A design-led 5 bedroom riverside home on a quiet private road in Laleham village, which combines contemporary architecture, energy efficiency and generous family living close to the River Thames.

OIEO £1,850,000

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- Five bedroom new home on riverside setting
- Flexible office or wellness room with private patio
- Second en-suite bedroom plus family bathroom
- Solar panels with battery energy storage
- Private road leading towards the River Thames
- Open-plan kitchen with premium appliances
- Principal suite with en-suite, walk-in wardrobe
- Private garden with substantial outdoor space
- Smart multi-zone heating and integrated security
- Private viewings only

PROPERTY DESCRIPTION

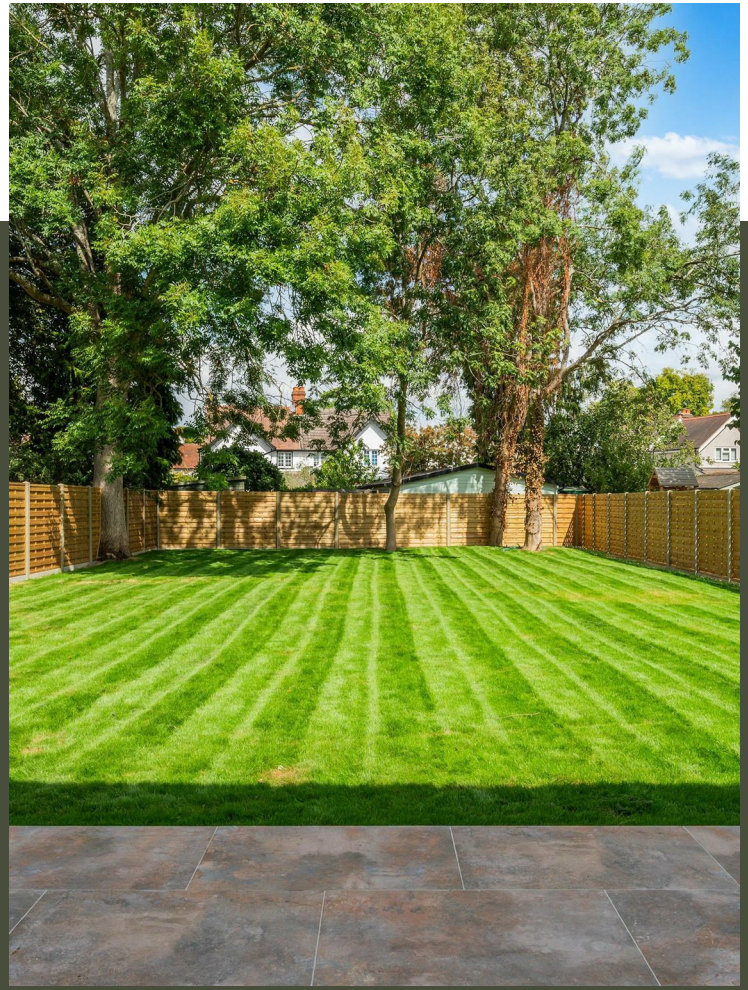
Set back on a private road that leads down to a tranquil stretch of the River Thames, this elegant contemporary house pairs a design-led, open-plan interior with genuinely exceptional energy performance. "Three Tops" offers 3,617 sq ft of considered living space, including a double garage, along with a rare combination of quiet riverside setting, architectural quality, and long term efficiency.

The heart of the home is undoubtedly the expansive open-plan kitchen and dining space, where a contemporary heritage-style kitchen creates a superb setting for both everyday family life and entertaining. Full-width bi-fold doors open directly onto the patio which smoothly connect the interior with the approximately 25-metre garden, creating a sense of space and providing the perfect environment for outdoor dining and summer gatherings. A dedicated pantry and utility room add further practicality, while the impressive kitchen is fitted with a comprehensive range of premium Siemens, LG and Bosch appliances, together with a Quooker boiling water tap and water softener.

The elegant drawing room provides a more formal yet equally comfortable reception space. Also positioned on the ground floor is a versatile office or wellness room, enjoying its own private patio and direct access to the garden, making it equally well suited to home working, exercise or quiet relaxation. A ground floor shower room and integrated double garage complete this level.

Upstairs, the principal bedroom suite provides a particularly luxurious retreat, incorporating an ensuite bathroom, walk-in wardrobe and underfloor heating. Four further bedrooms provide excellent flexibility for family and guests, with a second ensuite bedroom complemented by a generous family bathroom.

The property has been designed to an exceptional standard, combining luxury, comfort and impressive energy efficiency. Built to the Passive House standard, it benefits from premium insulation, airtight construction, solar panels with energy storage, an air-source heat pump and whole-house heat recovery ventilation, potentially delivering up to 90% lower energy consumption than a conventional home. Triple-glazed Meranti hardwood windows, Panasonic ducted air conditioning, smart multi-zone heating and integrated security systems further enhance comfort and convenience, while a three-phase power supply and 22kW fast EV charger provide excellent future-proofing.



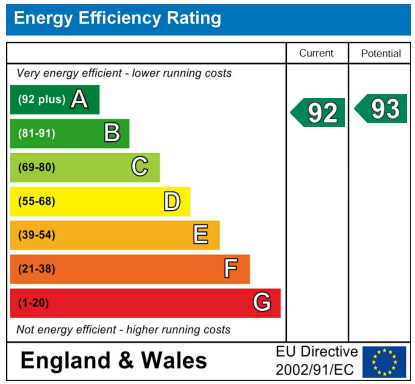
OUTSIDE AND BEYOND...

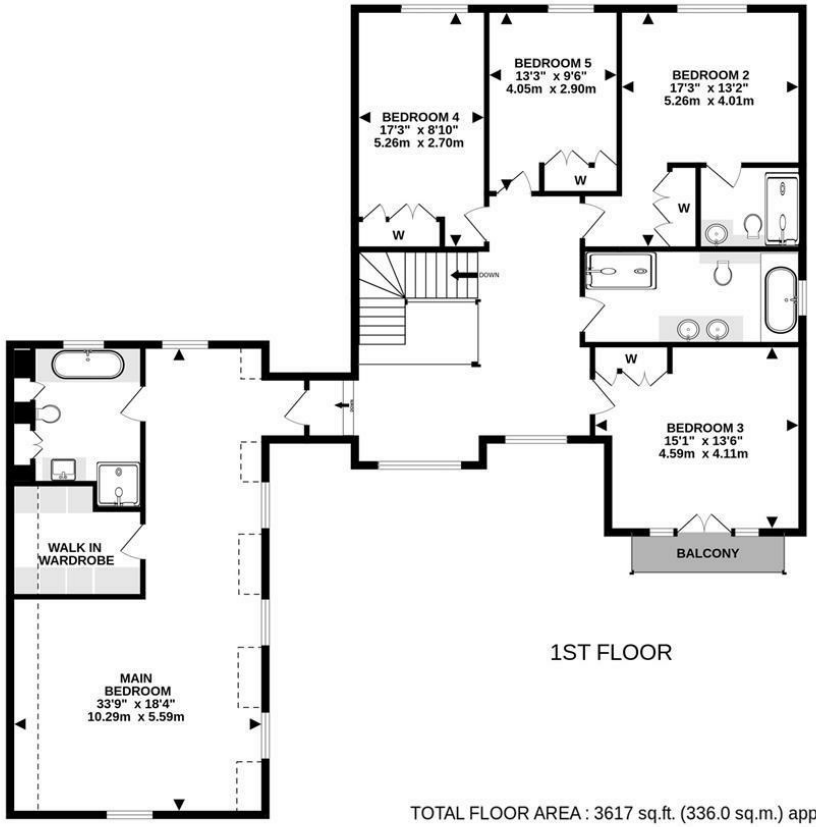
Outside, the full-width amber slate-style porcelain patio provides an impressive extension to the living accommodation, while the substantial garden offers an enviable amount of space for families, entertaining and relaxation. Services have also been capped and prepared for the potential addition of a garden room or home office, offering further scope to adapt the property to suit individual requirements.

Laleham unfolds along a quiet curve of the Thames, where weathered brick cottages and listed façades trace centuries of village life. This is a place shaped by the river; mornings begin with mist lifting off the water, and daily life moves at the pace of a footpath rather than a road. Two historic pubs, the Three Horseshoes and the Turk's Head, anchor the social heart of the village, alongside a well-stocked local shop covering everyday essentials. At the Lucan Pavilion, community events and open green space give Laleham the rhythm of a village that still gathers together, while riverside paths and nearby parkland invite slow walks and long weekends outdoors. Families are well served by a strong choice of schools nearby, spanning both the state and independent sectors. Yet Laleham's tranquility comes without any real trade-off in connectivity. Staines and Shepperton train stations put London Waterloo within 30 minutes, an easy commute for anyone working in the City, while local bus routes and swift access to the M25 extends that reach further still, placing Heathrow Airport and the surrounding towns firmly within easy distance.

The result is a rare pairing: the calm of a riverside village, and the practical convenience of one of Surrey's best-connected corners.

For more information, or to arrange a viewing please contact Peter Kennedy on 01737 817718.





TOTAL FLOOR AREA : 3617 sq.ft. (336.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Three Tops, Condor

If you would like to arrange a viewing, please call Peter Kennedy on 01737 817718

TENURE: Freehold
EPC RATING: A
COUNCIL: Spelthorne
TAX BAND: New Build

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