



Absolute Homes

Laleham Reach, Chertsey, KT16



Description:

We are pleased to offer for sale this attractive riverfront detached chalet bungalow, forming part of the sought-after private Harris Estate at Laleham Reach, occupying a superb position directly on the River Thames with an impressive 80ft private mooring onto the main stream. Set within gated, well-maintained and established grounds, the property provides approximately 1,900 sqft of versatile accommodation arranged over two floors, together with a generous driveway providing parking for numerous vehicles.

The accommodation currently comprises three bedrooms and three bathrooms, complemented by a large reception room, fitted kitchen/breakfast room, conservatory and cloakroom, providing excellent scope for both family living and entertaining. The property has benefited from new electrical installation and an air source heat pump, whilst offering an exciting opportunity for a purchaser to further enhance the existing accommodation through refurbishment, extension or potentially complete replacement with a new-build home, subject to the necessary planning permissions, consents and any applicable estate or riparian restrictions. The combination of its substantial plot, river frontage and exceptional mooring makes this a particularly interesting proposition for those looking to create a bespoke Thames-side residence.





The location is equally appealing, positioned approximately equidistant between Staines-upon-Thames and Chertsey, both providing an excellent selection of shops, cafés, restaurants, pubs and everyday amenities. Staines station offers regular services towards London Waterloo, with journey times typically around 30–40 minutes, whilst Chertsey station provides services towards London Waterloo via the Weybridge and Virginia Water routes. The property also enjoys convenient access to the wider motorway network, with the M25, M3 and M4 all readily accessible, making this an ideal location for commuters while retaining the peace, privacy and unique lifestyle associated with a riverfront home.

A rare opportunity to acquire a substantial Thames-side property with an exceptional 80ft main-river mooring and significant potential to refurbish, extend or create a bespoke new home, subject to the necessary consents.

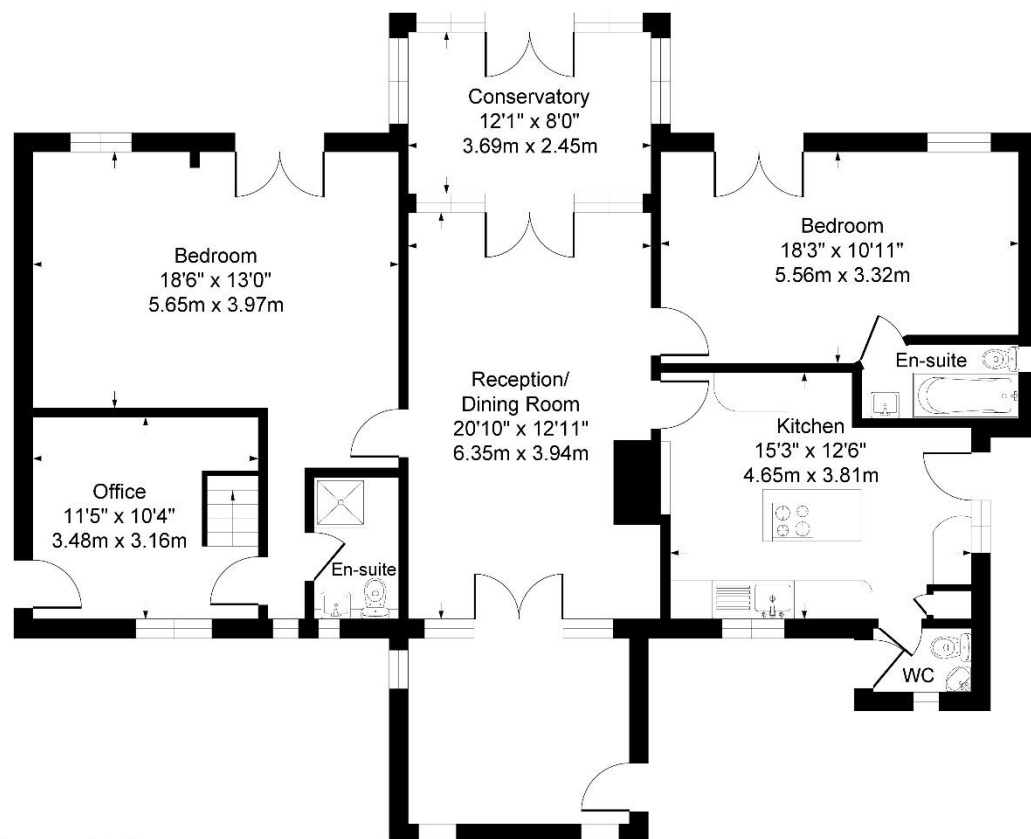




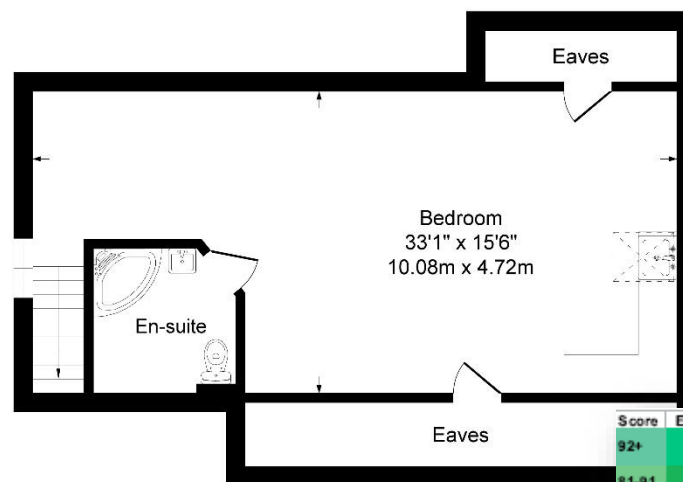
Approximate Gross Internal Area 1912 sq ft - 178 sq m

INFORMATION

TENURE: Freehold
COUNCIL TAX: D
COUNCIL: Runnymede Borough Council
EPC: F
PRICE: £599,950



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		30 F
1-20	G		



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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.

