

JAMES NEAVE
THE ESTATE AGENTS



49 Shepperton Road, Laleham, Staines-Upon-Thames, Surrey, TW18 1SE

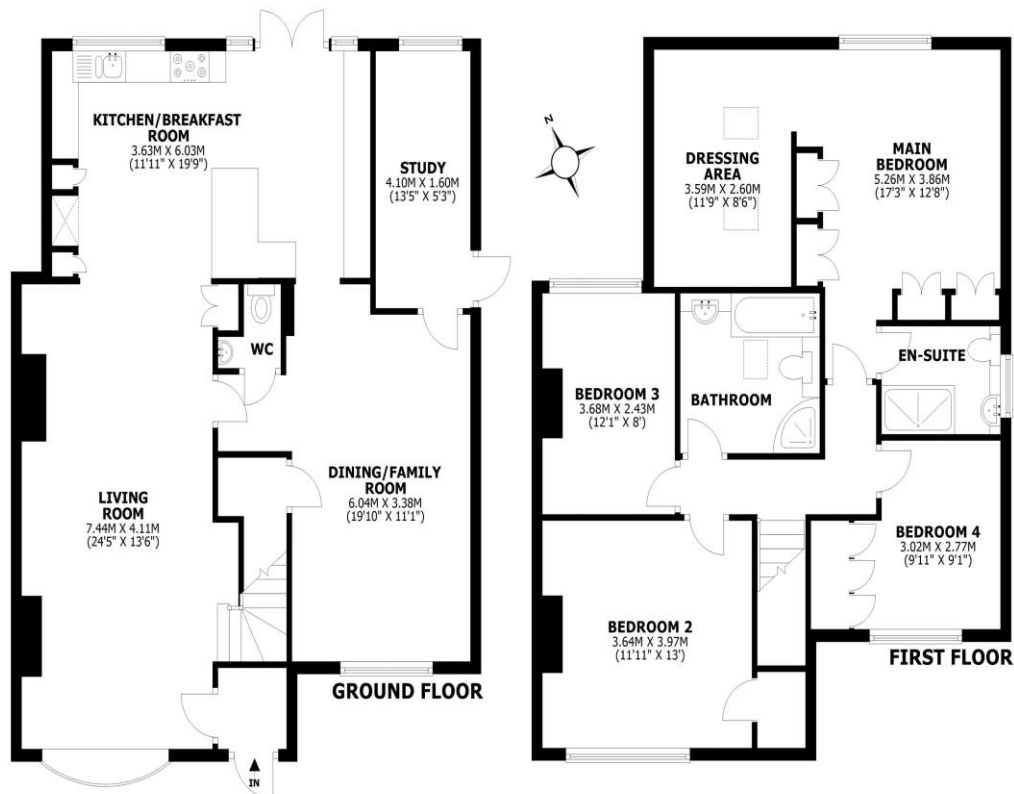
Offers in Excess of £800,000





Shepperton Road, Staines-upon-Thames, TW18

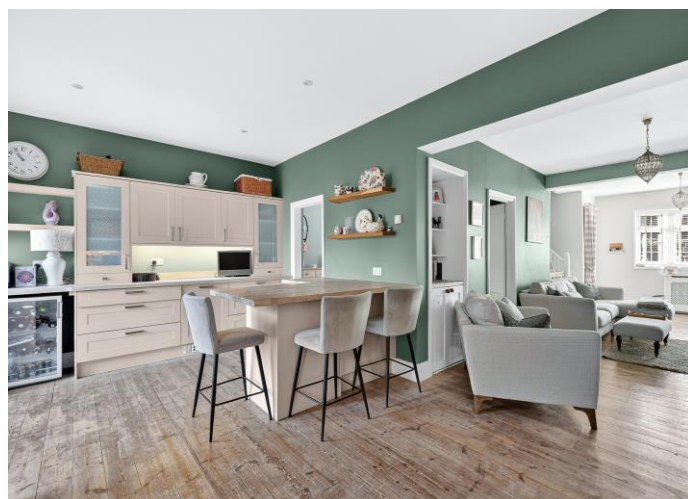
Total area: approx. 169.0 sq. metres (1819.2 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A beautifully presented and deceptively spacious four-bedroom, two-bathroom family home, ideally located in the heart of the charming Laleham Village. This attractive property has been thoughtfully enhanced by a clever wraparound double-storey extension, creating versatile and well-balanced living accommodation perfectly suited to modern family life. The ground floor flows effortlessly throughout, offering two generous reception rooms. The impressive 24ft lounge provides a warm and inviting space, complete with an open fireplace, while the 20ft dining room is ideal for entertaining. The well-appointed kitchen/diner features an excellent range of shaker-style units, a breakfast bar, and a range cooker, with double doors opening onto the pleasant rear garden. A separate study and downstairs W.C. complete the ground floor. Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from a stylish modern en-suite with a large walk-in shower, built-in storage and a dedicated dressing area. The family bathroom has a modern white suite and offers both a walk-in shower and a bath. Additional loft space provides excellent storage. The home features a tasteful mix of carpet and wood flooring throughout. The rear garden backs directly onto a recreation ground, with a private gate offering convenient access and providing attractive open views from the main bedroom. The garden itself combines patio space, mature shrubs and lawn, along with a large rear shed. To the front, the property benefits from a shingle driveway and off-street parking for several vehicles. Laleham Village remains highly sought-after, thanks to its close proximity to the picturesque River Thames and scenic towpath walks. The much-loved Three Horseshoes pub is just moments away, alongside local amenities and highly-regarded schools. Both Staines-upon-Thames and Shepperton are within easy reach, offering convenient transport links into London Waterloo.

EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.