

Viewing: by appointment via our Staines Office.

Mallard Court  
4 Clarence Street  
Staines upon Thames  
TW18 4SP

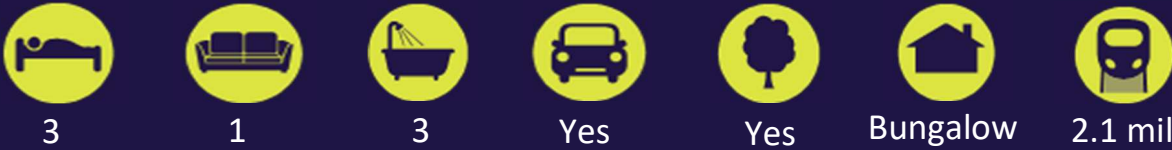
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Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



The Poplars, Laleham Reach, Chertsey, Surrey, KT16 8RT

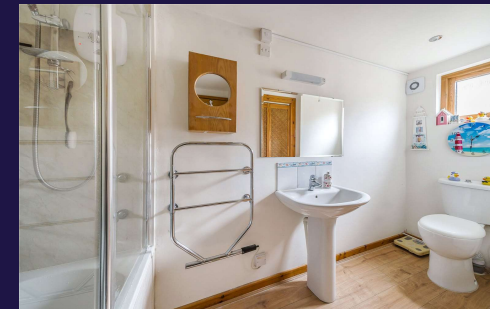
£625,000



Situated on the River Thames is this three bedroom, three bathroom detached river home with its own mooring of approximately 30'. The property is accessed via a private road and offers parking for four vehicles to the front with attached double garage that has a roller door to the front and side pedestrian access. The accommodation comprises an open plan kitchen/living room with double high vaulted ceiling and views over the garden and out towards the river. To the front of the property there is a double bedroom with ensuite shower room, a further bedroom/study and a family bathroom. There are stairs leading to the first floor mezzanine level which overlooks the living room area and has views of the river. This area is currently being used as a hobbies area but would make a lovely seating area or study. This then leads through to another double bedroom with ensuite shower room. Outside there is a courtyard area to the side of the property which then leads through to the garden via double gates. The garden is mainly brick paved with an area of artificial lawn. To the end of the garden there are stairs leading down to the private mooring and a further seating area where you can enjoy the river views.



- Approximately 30' river frontage
- Private mooring
- Council Tax Band F - £3,135.27 per annum
- No onward chain
- Garden with a summer house
- Three bedrooms
- Garage and parking
- Three bathrooms
- Runnymede Borough Council



The property is situated in a sought after location, within a close distance to Staines-upon-Thames and Chertsey. Staines-upon-Thames is a prosperous riverside market town and with London being close this makes the area very popular with commuters. Staines-upon-Thames and Chertsey are a commuter haven with immediate access onto the motorway network via the M25 and M3 at Junction 13. Heathrow Airport is a short distance away and with frequent train services from Staines to Waterloo with a journey time around 30 minutes making this area popular for potential house buyers. Staines has a pedestrian High Street, with an extended range of shops and facilities.