

NEVIN & WELLS

Distinctive Homes

Established 2002



Condor Road, Laleham, TW18 1UG

£1,000,000 Freehold



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Secluded in the heart of Historic Laleham Village and situated in a private road just 50 yards from the River Thames, is this beautifully presented four bedroom detached chalet style bungalow which has undergone many high specification changes by the current owners. Accommodation comprises entrance hallway, living/dining room, state of the art fitted kitchen with glass fronted kitchen units, Quooker tap, Bora induction hob and much more. In addition, is a family shower room and en-suite steam room, private rear garden, home gymnasium, 50 meter driveway approached via remote gated entrance. **VIEWINGS ADVISED.**

NO ONWARD CHAIN.

Recessed entrance porch with composite double glazed front door to:

ENTRANCE HALLWAY:

Limestone tile flooring with water fed underfloor heating, storage cupboard housing telecoms and under floor heating valves, additional storage cupboards, access to loft, double coat cupboard and doors to all rooms.

LIVING/DINING ROOM:

Limestone feature fireplace with coal effect gas fire and granite hearth, lime stone tile flooring with underfloor heating, stairs to first floor with glass balustrading, bespoke shutter blinds, rear aspect double glazed French doors to garden with bespoke shutter blinds.

HIGH SPECIFICATION FITTED KITCHEN:

Comprising glass faced eye and base level units with quartz worktops, Bora induction hob with ceramic hot plate, single bowl sink unit with Quooker tap, fitted AEG microwave/combi oven, integrated wine fridge, under unit lighting, smoked mirror glass splashback, lime stone tiled flooring. Integrated washer dryer. Rear aspect double glazed window and bespoke shutter blinds.

PRINCIPAL BEDROOM:

Full heat and air conditioning, bespoke built in wardrobes, rear aspect double glazed French doors, bespoke shutter blinds and door to:

EN-SUITE STEAM/SHOWER ROOM:

Fully tiled walls, tiled flooring, vanity enclosed wash hand basin, concealed low level W.C, underfloor heating, Mira shower and piped Sonos music speakers, extractor fan.

BEDROOM THREE: Full heat and air conditioning, under floor heating, fitted carpet, front aspect double glazed window and fitted shutter blinds.

BEDROOM FOUR:

Fitted mirror wardrobes full heat and air conditioning, fitted carpet, front aspect double glazed window and bespoke shutter blinds.

DOUBLE SHOWER ROOM:

Comprising separate double shower cubicle with Mira shower, vanity enclosed wash hand basin with waterfall tap, concealed low level W.C, fully tiled walls, storage area, extractor fan and under floor heating.

BEDROOM TWO/HOME OFFICE:

Eaves storage, 120" projector TV with Bose surround sound and Pioneer mixer. Rear aspect double glazed Velux windows with fitted blinds, fitted carpet and solid Oak door to:

EN-SUITE BATHROOM:

Stand alone bath with shower attachment, steam and water resistant fitted bathroom TV, led lighting, vanity enclosed wash hand basin with waterfall tap, fitted tiled walls, concealed low level W.C, Sonos speakers, solid Oak flooring, radiator and rear aspect Velux window with fitted blinds.

OUTSIDE

LANDSCAPED REAR GARDEN:

Patio areas, artificial lawn area, storage sheds, enclosed by panel fencing, shrubs and trees, external tap, external lighting and access to:

FULLY EQUIPPED HOME GYMNASIUM:

Air conditioned, electric heating, led lighting, Sonos system, built in TV, USB charging point, fitted mirror, anthracite double glazed bi-folding doors to garden.

OWN DRIVEWAY/SECURED PARKING:

Video entryphone, electronic gated entrance, 50 metre block paved driveway to block paved parking area providing off street parking for several vehicles, electric car charging point, perimeter lighting, access to rear and enclosed by panel fencing.

COUNCIL TAX BAND:

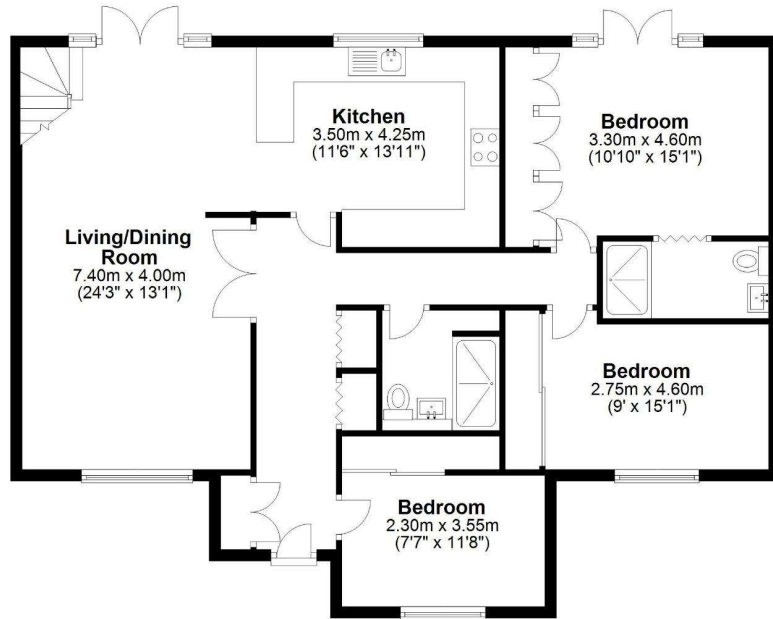
F - Spelthorne Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

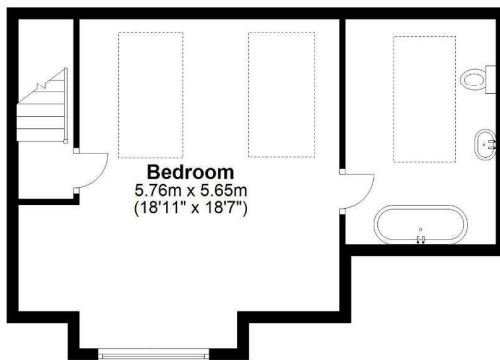
Ground Floor

Approx. 108.0 sq. metres (1162.7 sq. feet)



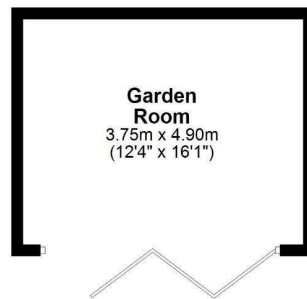
First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Garden Room

Approx. 18.4 sq. metres (197.8 sq. feet)



Total area: approx. 167.7 sq. metres (1804.7 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

Energy performance certificate (EPC)

Summer Rose Cottage Condor Road STAINES TW18 1UG	Energy rating C	Valid until: 29 June 2033 Certificate number: 7608-5063-5206-4997-9204
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Property type:	Detached bungalow
Total floor area:	146 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

