



**April Cottage, 23 Moorhayes Drive Laleham Surrey TW18 1SL**

**£750,000**



APRIL COTTAGE, MOORHAYES DRIVE, LALEHAM, TW18



Approximate Gross Internal Floor Area : 120 m sq / 1295 sq ft  
Garage : 13 m sq / 135 sq ft  
Total Area : 133 m sq / 1425 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A handsome 1930s detached home, perfectly positioned on a premier private road within the idyllic riverside village of Laleham. Offering a rare blend of character charm and modern versatility, this property sits just a short stroll from the Thames towpath and the sprawling greenery of Laleham Park, truly the best of village living. Upon entering, you are greeted by a home that feels both substantial and welcoming. The ground floor has been thoughtfully updated to provide a flexible layout. The heart of the home is the triple-aspect sitting room, featuring beautiful original parquet flooring and a focal limestone fireplace. This space flows seamlessly through French doors into a sun-drenched conservatory with wrap-around glazing, offering a tranquil spot to enjoy views of the garden year-round. For those who love to entertain, the kitchen opens directly into a further reception space. This open-plan hub is flooded with natural light thanks to a full-height picture window overlooking the garden. A clever "gib door" provides discreet internal access to the garage, while a separate utility cupboard and cloakroom ensure the practicalities of modern life are well catered for. Work-from-home requirements are easily met by a further dual-aspect reception room, currently used as a study but equally suited as a generous ground floor bedroom if required. Upstairs, the first-floor hosts two well-proportioned double bedrooms, both boasting an abundance of built-in storage. These are served by a stunning, recently refurbished family bathroom, complete with a classic roll-top bath and a separate corner shower. The exterior of the property is just as impressive. An expansive in-and-out driveway provides a grand sense of arrival and ample parking for multiple vehicles. To the rear, the secluded garden is laid mainly to lawn with mature flower beds and a paved terrace, perfect for alfresco dining. Laleham is a gem of a village, offering a peaceful pace of life while remaining exceptionally well-connected. Residents enjoy easy access to the shopping hubs of Staines-upon-Thames and the creative buzz of Shepperton (home to the world-renowned studios). With mainline stations nearby and elite local schools within reach, it's a location that truly offers the best of both worlds. EPC Rating E.



**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.