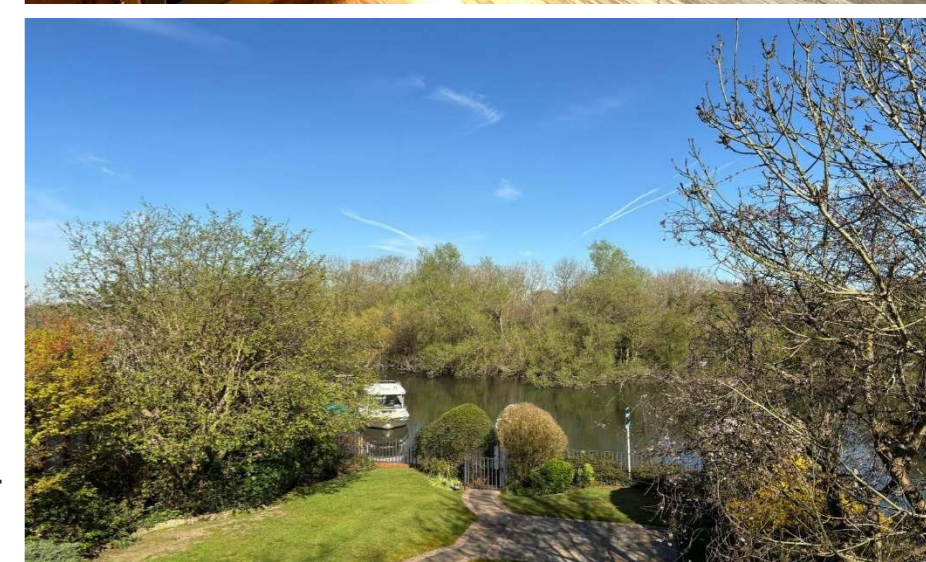


# NEVIN & WELLS

*Distinctive Homes*

Established 2002



**'Davrock', Chertsey, Surrey, KT16 8RT**

**O.I.E.O £1,000,000 F/H**

## 'Davrock', Laleham Reach, Chertsey, Surrey, KT16 8RT

Offering stunning River Thames views, this versatile four bedroom home is offered for sale with no onward chain. The spacious accommodation comprises four double bedrooms, open plan living/dining, family room, cloakroom, conservatory and three bathrooms (one en-suite). Externally there is a 60ft (18.29m) river view garden with private mooring, deep front garden and double width garage approached via electric gates. Access to Chertsey and Staines town centres is a five minute drive away. The M25 and Heathrow Airport are close at hand.

<b><u>CANOPY PORCH:</u></b>	Courtesy light under. hardwood front door into: -
<b><u>HALLWAY:</u></b>	Storage cupboard, double doors into main room. Door into: -
<b><u>CLOAKROOM:</u></b>	Low level WC, wash hand basin. Double glazed window to front.
<b><u>LIVING/DINING ROOM:</u></b>	Two radiators, coved cornice ceiling, oak effect flooring. Spiral staircase to first floor. Dual aspect double glazed windows to front and rear. Opening into: -
<b><u>KITCHEN:</u></b>	Range of oak panelled base and eye level units, marble work tops, part tiled splash back, oak effect flooring, built in electric oven and five ring halogen hob, extractor hood, integrated fridge/freezer, radiator. One and a half bowl ceramic sink unit with flexi-head mixer tap. Dual aspect double glazed windows to side and front.
<b><u>FAMILY ROOM:</u></b>	Radiator, coved cornice ceiling, oak effect flooring, feature brick fireplace housing log burner. Double glazed French doors onto riverside garden.
<b><u>BEDROOM FOUR:</u></b>	Radiator, built in wardrobes. Double glazed window to front.
<b><u>CONSERVATORY:</u></b>	Radiator, ceramic tiled floor. Doors into river view garden. Double glazed doors into dining area.
<b><u>LANDING:</u></b>	Airing cupboard housing hot water cylinder, work space. Double glazed window to front.
<b><u>BEDROOM ONE:</u></b>	Radiator, coved cornice ceiling, built in wardrobes and dressing table. Double glazed door onto: -
<b><u>BALCONY:</u></b>	Paved base, cast iron balustrade, scenic river Thames views.

### **EN-SUITE SHOWER ROOM:**

Luxury white suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer shower, porcelain tiled floor, ceramic tiled walls, radiator, storage cupboard, extractor fan. Double glazed window to rear.

### **BEDROOM TWO:**

Radiator, coved cornice ceiling, built in wardrobes, window seat. Double glazed window to rear.

### **BEDROOM THREE:**

Radiator, coved cornice ceilings, built in wardrobe and dressing table. Double glazed window to front.

### **BATHROOM:**

White suite comprising low level WC, wash hand basin set into vanity unit, bidet, panel bath with mixer shower over, fitted glass shower screen, oak effect flooring, extractor fan, radiator. Frosted double glazed window to front.

### **SHOWER ROOM:**

In white with wash hand basin set into vanity unit, tiled shower cubicle housing chrome mixer shower, fully tiled walls, oak effect flooring, extractor fan. Frosted double glazed window to side.

## **OUTSIDE**

### **REAR GARDEN:**

**Approx 60ft (18.29m)** Paved patio, shaped lawn, outside tap, various trees and shrubs, side access gate. Stunning panoramic River Thames views both up and down stream, including over the protected Penton Hook Island.

### **RIVER GARDEN:**

Gate from river garden onto private direct Thames boat mooring.

### **MOORING:**

Lawn, inset flower and shrub beds,

### **DOUBLE GARAGE:**

**22'4"- 6.8m x 19'- 5.75m** Light, power, pedestrian door, electric up and over door. Approached via electric gates with parking in front for three vehicles.

### **COUNCIL TAX BAND:**

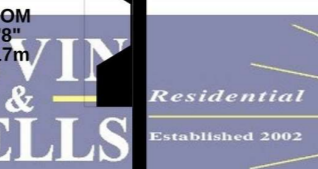
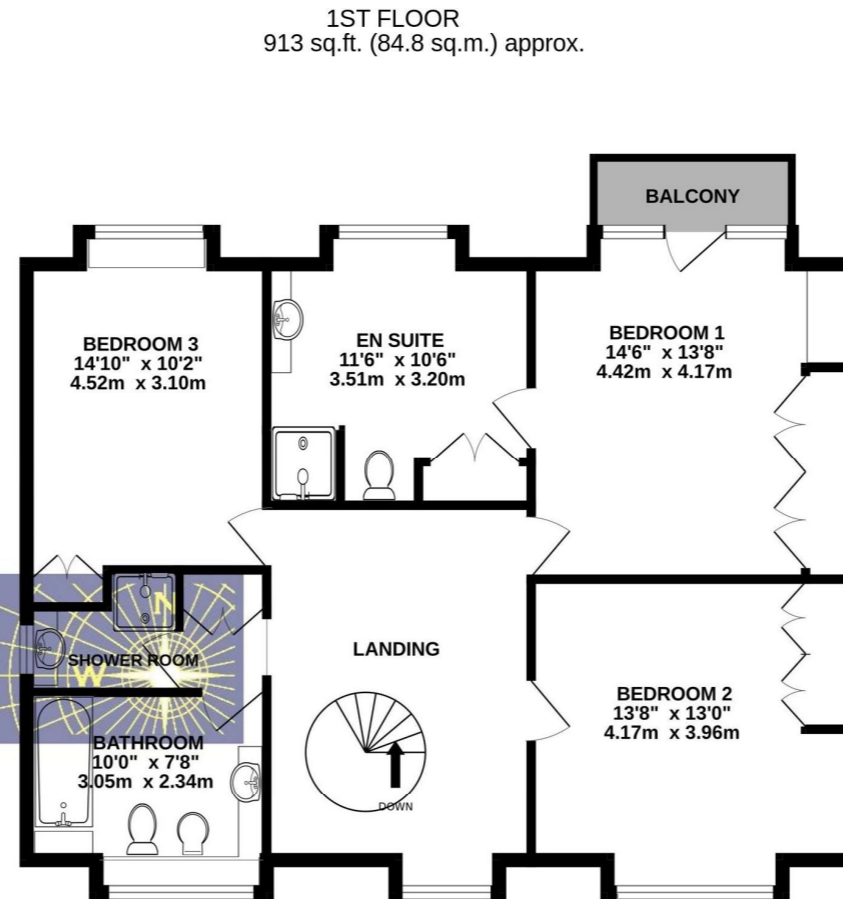
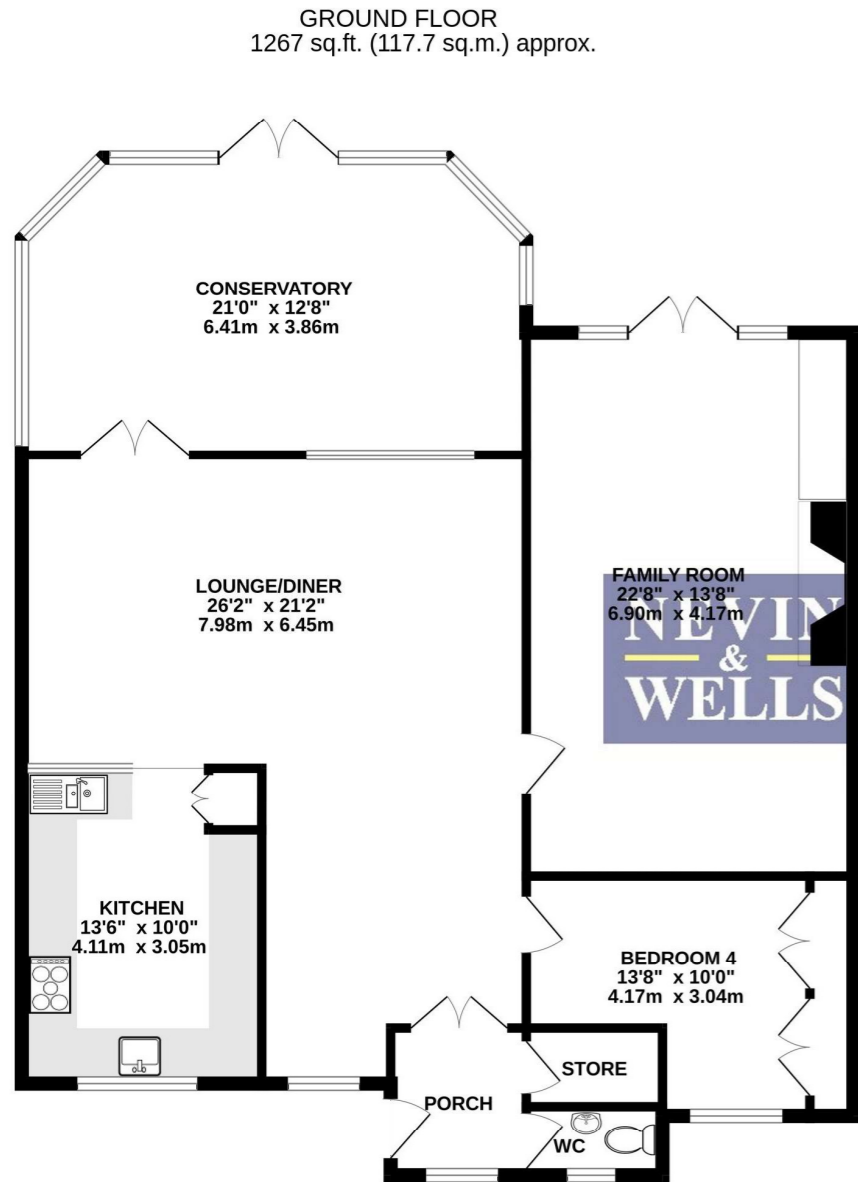
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### **VIEWINGS:**

**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



## FLOORPLAN



TOTAL FLOOR AREA : 2179 sq.ft. (202.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Davrock  
Laleham Reach  
CHERTSEY  
KT16 8RT

Energy rating  
**E**

Valid until  
23 December 2025

Certificate number  
2678-2990-7252-4215-5934

Property type  
Detached house

Total floor area  
193 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](#).

### Energy rating and score

This property's energy rating is E. It has the potential to be D.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

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

