6 BELL WEIR CLOSE, WRAYSBURY, BERKSHIRE, TW19 6HF
Asking price £599,950
Perfectly situated on a private lane in a sought after location on the Wraysbury/Staines borders, this spacious three bedroom detached chalet bungalow occupies a generous plot of approx. 0.2 acres. The property has the added advantage of a large and secluded south easterly facing rear garden backing onto the River Colne Brook providing a delightful waterside setting. The accommodation comprises entrance hall, kitchen, living room, dining room, study, modern downstairs shower room/en suite and master bedroom. On the first floor a spacious landing leads to two further double bedrooms and a family bathroom. To the rear of the property the large well stocked riverside garden is mainly laid to lawn with mature shrub borders and two patio areas for entertaining. To the front, the large tarmac driveway features parking space for several cars and a detached double garage. This delightful family home has scope for extension and development subject to the usual consents and is offered to the market with no onward chain. EPC rating E.

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The accommodation comprises:
(All measurements are approximate)

**Entrance hall**
UPVC glazed front door, laminate flooring, coved ceiling, downlights, radiator, power points, cloak's cupboard, under stairs storage cupboard, wall mounted thermostat, stairs leading to first floor.

**Kitchen**
11’07 x 8’10 max (3.53m x 2.69m max)
Front aspect double glazed window, tiled flooring, fitted range of base and eye level units with roll top work surfaces, tiled splash backs, power points, downlights, double bowl single drainer sink unit with mixer tap, plumbing and space for washing machine, five ring gas hob with extractor hood over, built in oven and grill, wall mounted Potterton boiler, space for fridge/freezer, telephone point, door leading to side entrance.

**Living room**
15’8 max x 13’3 (4.78m max x 4.04m)
Downlights, radiator, power points, TV point, patio doors leading to rear garden.

**Dining room**
13’6 x 11’8 (4.11m x 3.56m)
Side aspect double glazed window, power points, radiator, TV point.

**Study**
13’3 x 5’5 (4.04m x 1.65m)
Rear aspect double glazed window, radiator, power points, patio doors leading to rear garden.

**Shower room/en suite**
6’3 x 5’1 (1.91m x 1.55m)
Front aspect double glazed obscured window, fully tiled walls and floor, heated chrome towel rail, WC, pedestal wash hand basin with mixer tap, shower cubicle with power shower, door leading to:

**Master bedroom**
13’7 x 10’2 (4.14m x 3.10m)
Front aspect double glazed window, downlights, radiator, power points, TV point, door to shower room.

**On the first floor**

**Bedroom two**
13’0 max x 11’8 max (3.96m max x 3.56m max)
Rear and side aspect double glazed windows, wood block flooring, radiator, power points, eaves storage housing water tank.

**Bedroom three**
13’0 max x 11’8 max (3.96m max x 3.56m max)
Rear and side aspect double glazed windows, radiator, power points, wood block flooring.

**Family bathroom**
Front aspect double glazed window, fully tiled walls and floor, WC, heated chrome towel rail, pedestal wash hand basin with mixer tap, coved ceiling, panel enclosed bath with mixer tap and independent power shower above with glass shower screen. Built in storage shelving.

**Riverside garden**
Extending to approximately 115ft, the secluded rear garden is mainly laid to lawn with paved patio area, mature shrub borders, trees and a large timber garden shed. To the rear of the garden a second large paved patio area overlooks the Colne Brook.

**Front garden**
Tarmac driveway providing parking for numerous cars, wrought iron gates to both sides of the property giving access to the rear garden.

**Detached double garage**
Up and over door, power and light, side access.

**Local authority**
Royal Borough of Windsor & Maidenhead.
Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.
Telephone 01628 798888
Council Tax Band ‘G’
Payable for 2016/17 £2368.66