

Coppermill Road, Wraysbury, Staines-Upon-Thames, TW19 5NX

£725,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to present to the market this detached family home which was built in 2016 by the current owners. The property boasts contemporary, spacious and versatile living with a large rear garden, driveway parking and pleasant views.

As you enter through the front door you walk into a light and airy entrance hallway with stairs leading to the first floor and an understairs storage cupboard. The ground floor has been laid to porcelain style tiles and benefits from underfloor heating with room by room thermostats. The accommodation comprises; a sitting room, a downstairs bedroom with a built in wardrobe, bedroom five/study, a contemporary shower room, and overlooking the rear garden an open plan living room with bi-folding doors, modern fitted kitchen and utility room. On the first floor there is skylight window providing plenty of natural light, a second contemporary shower room, three bedrooms, the master having built in wardrobes and a secret en-suite bathroom. Outside there is a private rear garden measuring in excess of 100ft, predominantly laid to lawn with a patio area for outside entertaining and to the rear of the garden a cabin which would make and have the potential to be an annexe. To the front of the property the garden has been converted creating ample driveway parking for multiple cars with mature tree borders.

Wraysbury is a Thameside village with local amenities including beautiful country pubs, a local post office and convenience store, pharmacy, hardware shop, newsagent, and a Co-op Food supermarket. Within a short drive you will find Windsor with a vast history and it's Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters Wraysbury railway station provides direct links into Windsor and London Waterloo, together with easy access of the M25, M4, M3 motorways and London Heathrow Airport.

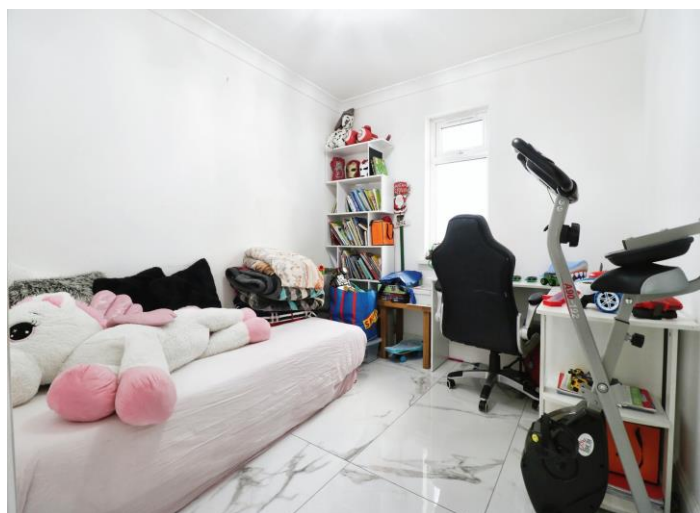
Council Tax Band: E / EPC Rating: C

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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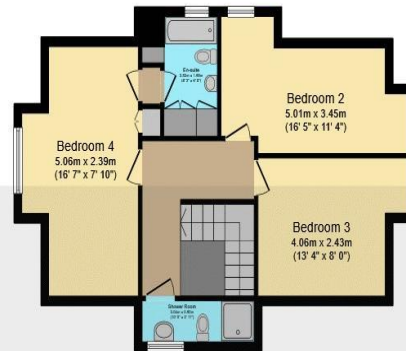
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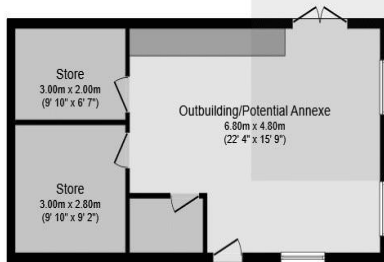
Ground Floor

Floor area 99.6 m² (1,072 sq.ft.)



First Floor

Floor area 58.1 m² (625 sq.ft.)



Outbuilding

Floor area 48.5 m² (522 sq.ft.)

TOTAL: 206.2 m² (2,220 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.