



Coppermill Road, Wraysbury, TW19 5NS

£1,150,000

Set in 3/4 acre plot is this 5/6 bedroom detached family home situated in this popular residential location with access to Wraysbury mainline station and local shops. The accommodation comprises, on the ground floor, reception room, dining room, cloakroom, utility room, kitchen, bedrooms five and six, on the first floor four bedrooms, en-suite to master bedroom and family bathroom. Outside over 400ft rear garden with swimming pool (needs attention), two garages and driveway to the front providing ample parking. Scope to extend (stpp).

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Entrance Hallway

Radiator, understairs storage, return staircase.

Cloakroom

Low level w/c, wash hand basin with mixer tap, extractor fan, tiled walls.

Bedroom Five 8'11" x 7'8" (2.74 x 2.36)

Front aspect double and secondary glazed window, two radiators, air conditioning unit, fitted desk.

Bedroom Six 9'10" x 13'5" (3 x 4.11)

Double aspect double and secondary glazed window, radiator.

Reception Room 12'11" x 18'4" (3.96 x 5.61)

Rear aspect double glazed French doors to garden, fireplace, air conditioning unit.

Kitchen 12'9" x 7'6" (3.89 x 2.31)

Sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob, oven and grill, plumbing for washing machine, radiator, part tiled walls, door to dining room.

Dining Room 11'1" x 9'8" (3.38 x 2.95)

Door to side garden areas, door to...

Games Room 10'9" x 13'6" (3.28 x 4.14)

French doors to rear garden, radiator.

Utility Room

First Floor Landing

Access to loft, airing cupboard.

Bedroom One 15'3" x 11'6" (4.65 x 3.53)

Rear aspect double and secondary glazed window, radiator, built in cupboards.

En-suite

Shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level w/c, bidet, cupboard, two radiators tiled walls.

Bedroom Two 11'1" x 10'9" (3.4 x 3.3)

Rear aspect double and secondary glazed window, air conditioning unit, fitted cupboards, laminate flooring, radiator.

Bedroom Three 10'5" x 9'1" (3.18 x 2.77)

Rear aspect double and secondary glazed window, radiator, air conditioning unit, laminate flooring.

Bedroom Four 8'11" x 7'8" (2.74 x 2.36)

Front aspect double and secondary glazed window, radiator, fitted cupboards, air conditioning unit.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, radiator, tiled walls and flooring.

Outside



Rear Garden approx 400 (approx 121.92m)



Laid to lawn area with flower beds, two patio areas, tap.

Side Space 8'11" x 8'0" (2.74 x 2.44)

Double Garage 16'4" x 8'9" (4.98 x 2.69)

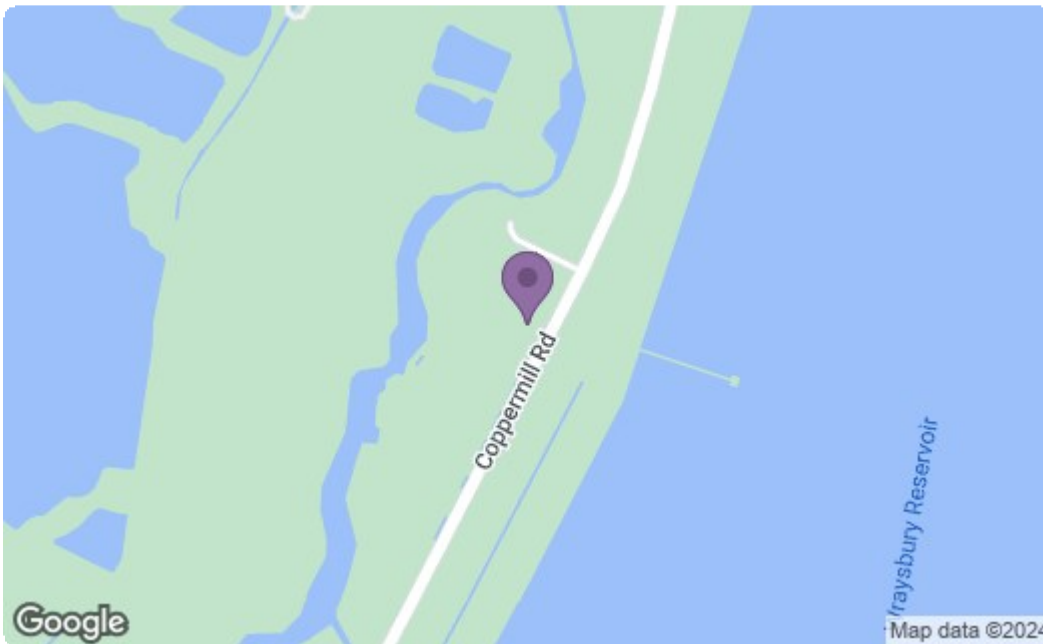
Triple Garage 22'11" x 15'5" (7.01 x 4.72)



Front approx 60 (approx 18.29m)



Off street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		30	
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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