



HILTONS ESTATES

Park Avenue

Wraysbury, Staines-upon-Thames, TW19 5EU

-  Charming detached bungalow in sought-after Wraysbury village
-  Just 0.5 miles from Sunnymeads Train Station
-  Three spacious double bedrooms
-  Master suite with walk-in wardrobe & ensuite

REDUCED £639,950

EPC Rating '65'

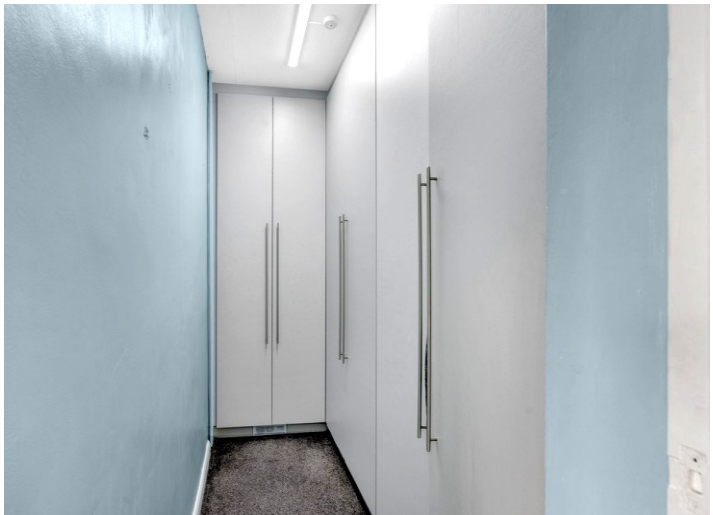




Property Description

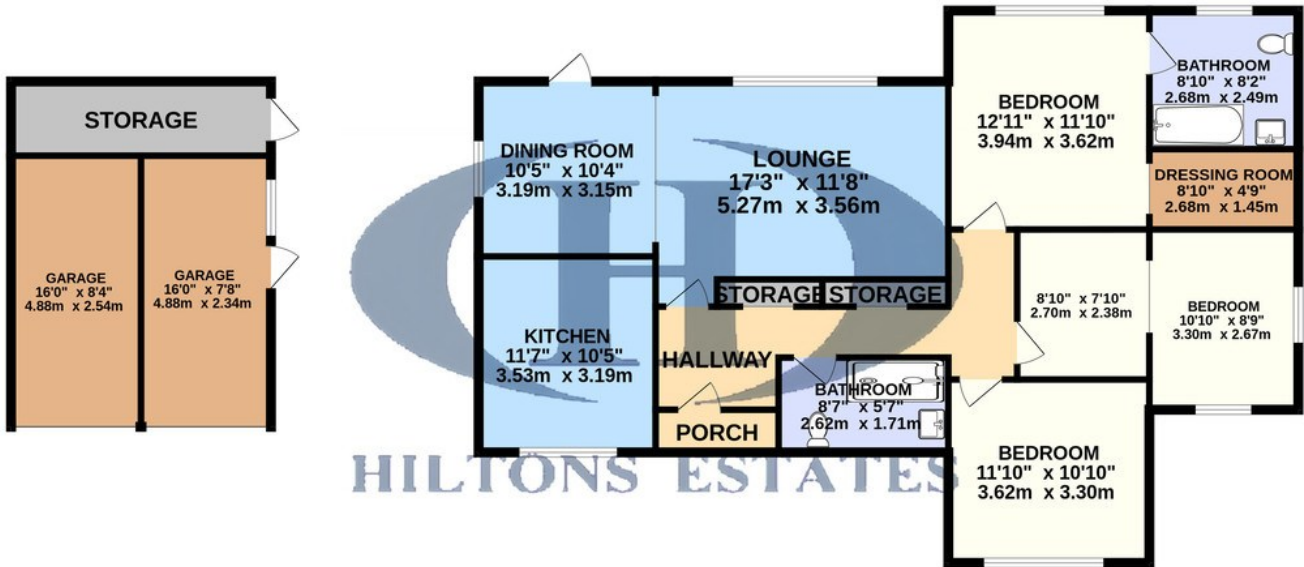
Hiltons Estates are delighted to present this charming detached bungalow located in the desirable village of Wraysbury, just 0.5 miles from Sunnymeads Train Station, offering excellent commuter links. The property boasts three spacious double bedrooms, including a master suite with walk-in wardrobe and ensuite, and a second bedroom featuring its own dressing room. A generous lounge/diner with direct access to the garden creates the perfect family and entertaining space, complemented by a modern fitted kitchen and family bathroom. Externally, the property offers a well-maintained rear garden laid to lawn with a patio terrace, ideal for relaxation and outdoor dining. To the front, there is ample off-street parking with a double garage and gravel driveway. This beautifully presented bungalow combines space, comfort and convenience in a highly sought-after location. Internal viewings are highly recommended.





GROUND FLOOR

0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1545sq.ft. (143.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		