

The **Frost** Partnership

Wraysbury Office: T: 01784 488111 E: wraysbury@frostweb.co.uk

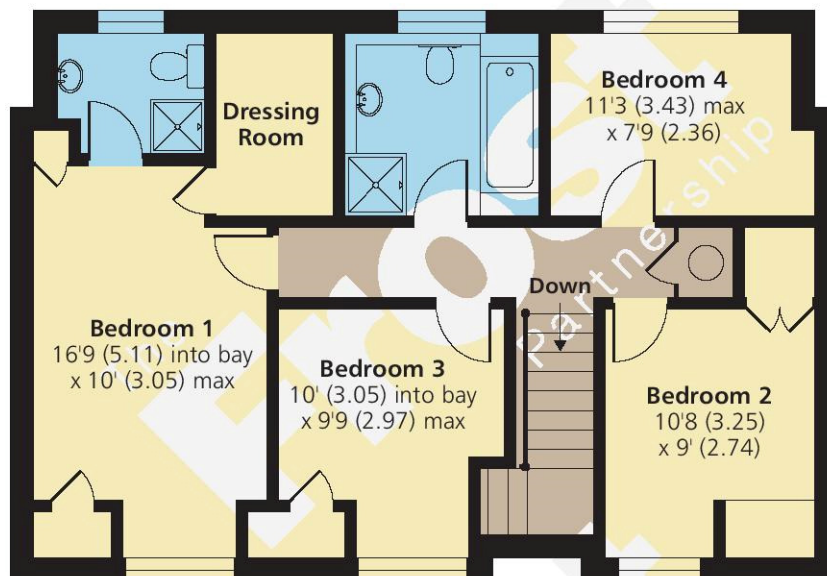
75 Fairfield Approach, Wraysbury, Berkshire TW19 5DR

Price £740,000 Freehold

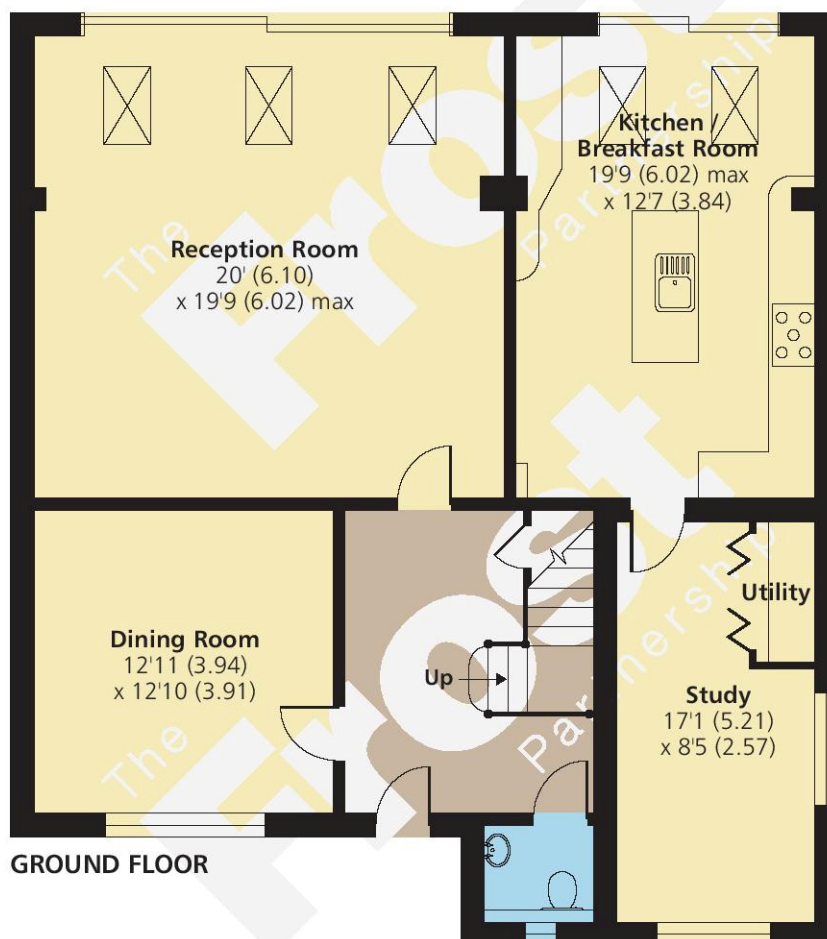


A superbly presented detached house conveniently located in the village centre, within 150 yards of Wraysbury primary school and under a mile to Sunnymeads train station. The accommodation comprises four bedrooms, an ensuite shower, family bathroom, cloakroom, a superb modern fitted kitchen / breakfast room and three reception rooms including a spacious extended lounge. Internal viewings are highly recommended. EPC Rating: D

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FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL FLOOR AREA
1923 SQ FT 178.6 SQ METRES

Fairfield Approach, Wraysbury, Staines-upon-Thames, TW19

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

Directions:

From our Wraysbury office take the Windsor Road opposite. Follow the sharp right hand bend into Welley Road. Fairfield Approach is the first turning on the left. The property can be found on the right.

Council Tax Band: G

Windsor and Maidenhead Royal Borough Council, Council Tax Band G for Wraysbury, being £2046.93 for 2017/18

Viewing:

Via The Frost Partnership, 33 High Street, Wraysbury, Berkshire TW19 5DA



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