



Aerial View For Guidance Only

Promap
LANDMARK INFORMATION

Wraysbury, Berkshire
Guide Price **£1,500,000** *Freehold*

B. S. BENNETT

Re-Development Potential (subject to usual planning permission). This detached four bedroom property is set in grounds approaching 1.3 acres (0.52 hectares). The rear garden extends some 150 m (500 ft) with River Colne frontage and the road frontage measures approximately 27m (90ft). There is also a large detached workshop/garage and yard area offering hard standing parking for numerous vehicles. Please note that there are two separate Land Registry Titles one for the house and the other for the workshop/garage. Energy rating: D

Location:

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values of a village environment together with the accessibility and convenience of modern day living.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters within walking distance of Wraysbury Station providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Local Authority:

Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: E

Payable for 2023/24: £1,977.14

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B.S. Bennett Estate Agents

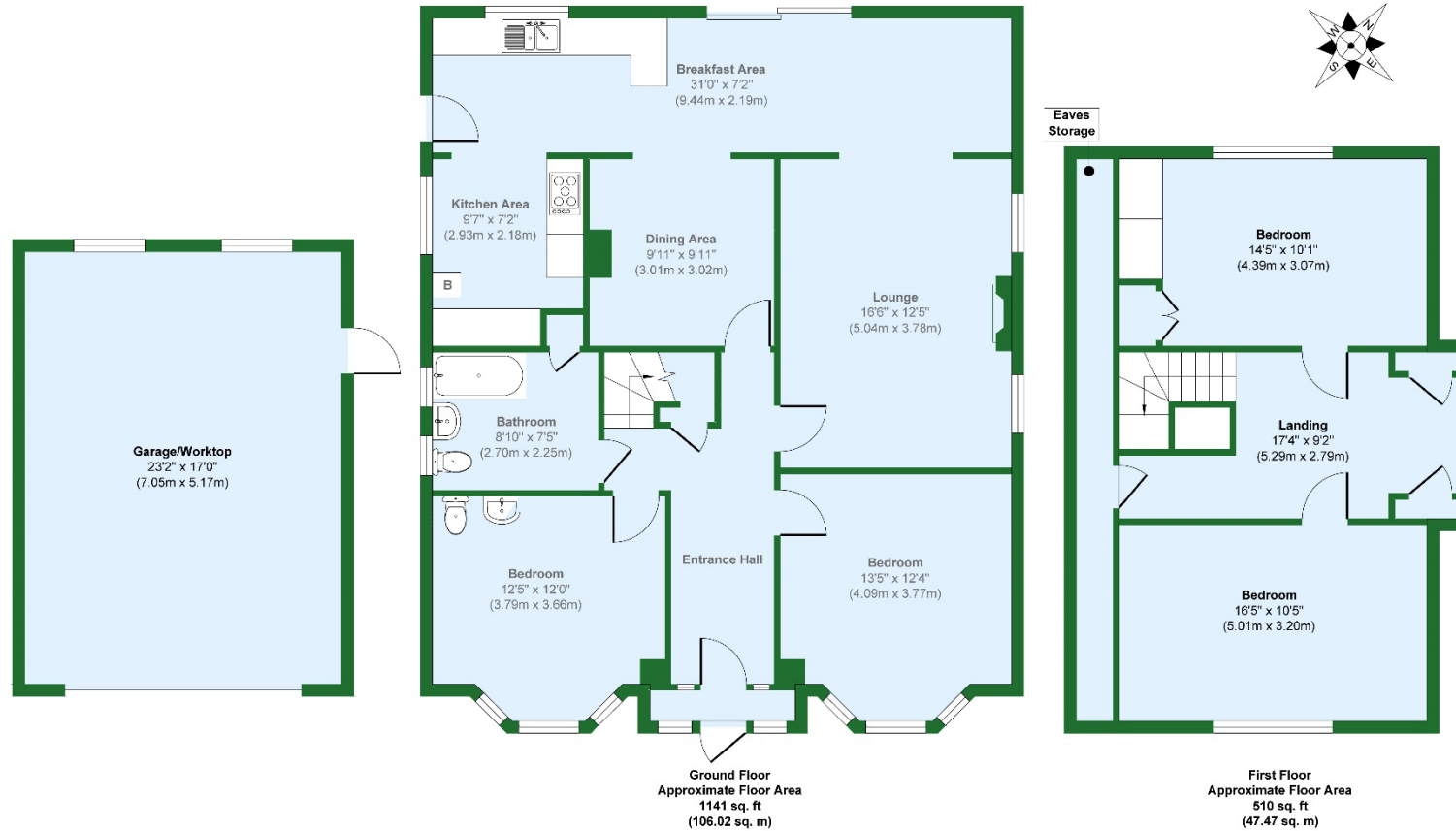
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Approx. Gross Internal Floor Area 1651 sq. ft / 153.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.