



Wraysbury, Berkshire

Guide Price £950,000 *Freehold*

**B. S. BENNETT**





We are pleased to offer this delightful four bedroom detached family home offering truly spacious family accommodation. Set in delightful grounds of just under a third of an acre with the rear garden extending some 61m (200ft) in length. The sellers have improved and modernised the property in recent years. Comprises entrance hall, cloakroom, large sitting room, dining room, superb conservatory/family room with bi-folding doors leading out to a full width patio area, dining room, modern kitchen/breakfast room, utility room, main bedroom with en suite shower room, family bathroom, attached garage and extensive gravel driveway parking. Situated just a moments walk from Sunnymeads Railway Station serving the Windsor/Waterloo line and a short drive to the Village Centre with its local amenities. **HIGHLY RECOMMENDED.** Energy rating: D

### Summary:

Covered entrance | entrance hall | cloakroom | sitting room | dining room | kitchen/breakfast room | utility room | study/guest bedroom | conservatory/family room | 4 bedrooms | en suite shower room | family bathroom | large mature rear garden | integral garage | extensive driveway parking | gas central heating | double glazed windows | Hive Smart Home system





### 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 with Sunnymeads station just a five minute walk, providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

### Local Authority:

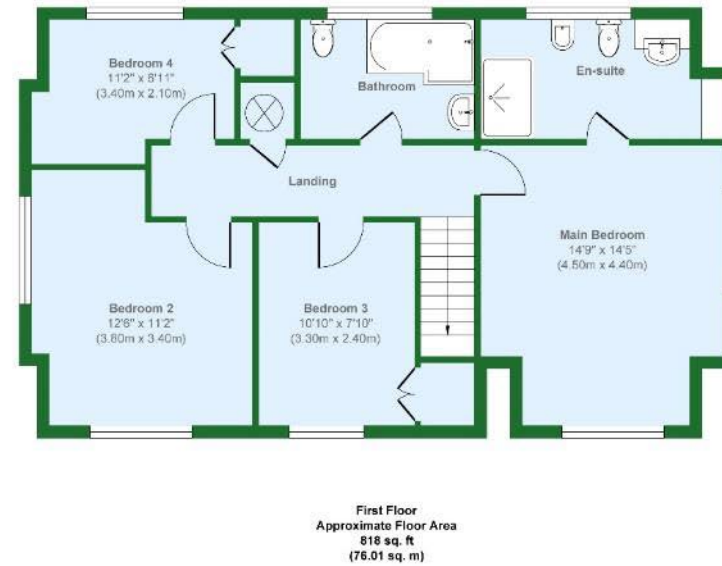
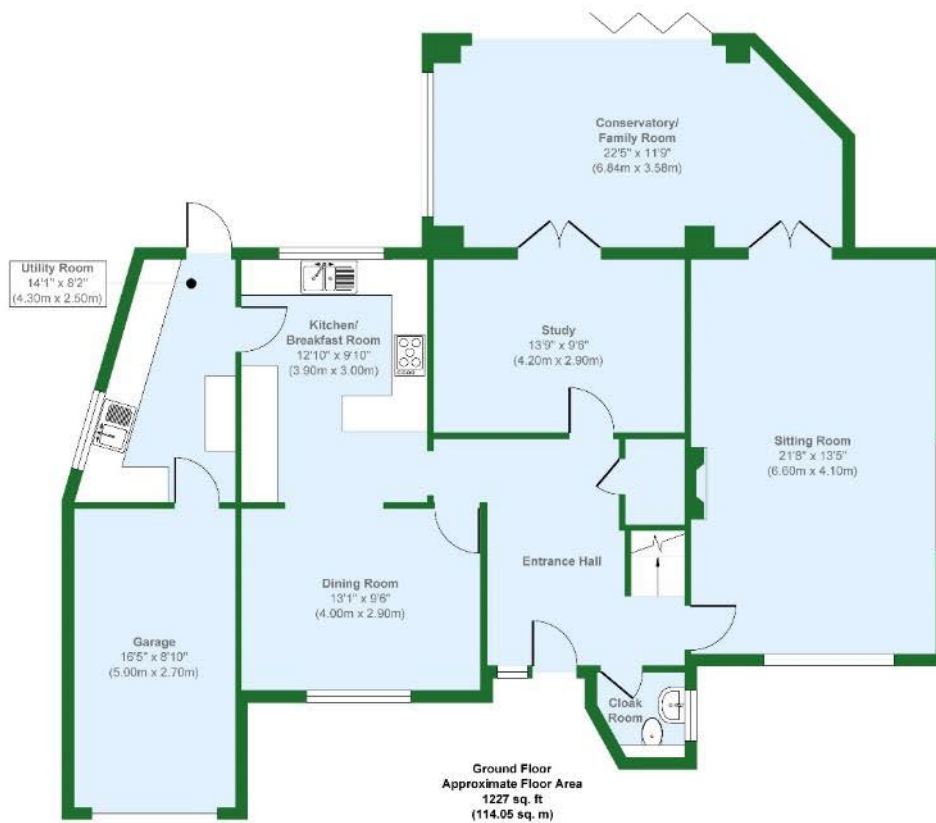
Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: G

Payable 2023/2024: £2,696.11





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**Approx. Gross Internal Floor Area 2045 sq. ft / 190.06 sq. m**

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

Produced by Elements Property



**B.S. Bennett Estate Agents**

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