



**Wraysbury**

**Guide Price £380,000** *Freehold*

**B. S. BENNETT**



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**HIGHLY RECOMMENDED.** A spacious two double bedroom terrace house is a fantastic opportunity for investors and first time buyers. Conveniently located near Wraysbury Primary School and just a short walk away from the village centre. This well planned accommodation which includes: entrance hall, cloakroom, spacious lounge with a dining area, fully fitted kitchen, two first floor double bedrooms, and fitted bathroom. Outside there is an easy to maintain rear and front garden and detached garage in a nearby block. Ideal for commuters with Wraysbury and Sunnymeads stations close by serving London Waterloo in approximately 40 minutes. Also close to Motorways M25, M4, M3 and London Heathrow Airport. Energy rating C

## The Accommodation:

entrance hall | living/dining room | fitted kitchen | cloakroom | 2 double bedrooms | fitted bathroom | easy to maintain rear and front garden | garage in block | gas central heating | double glazed windows

## 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 Wraysbury and Sunnymeads stations 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

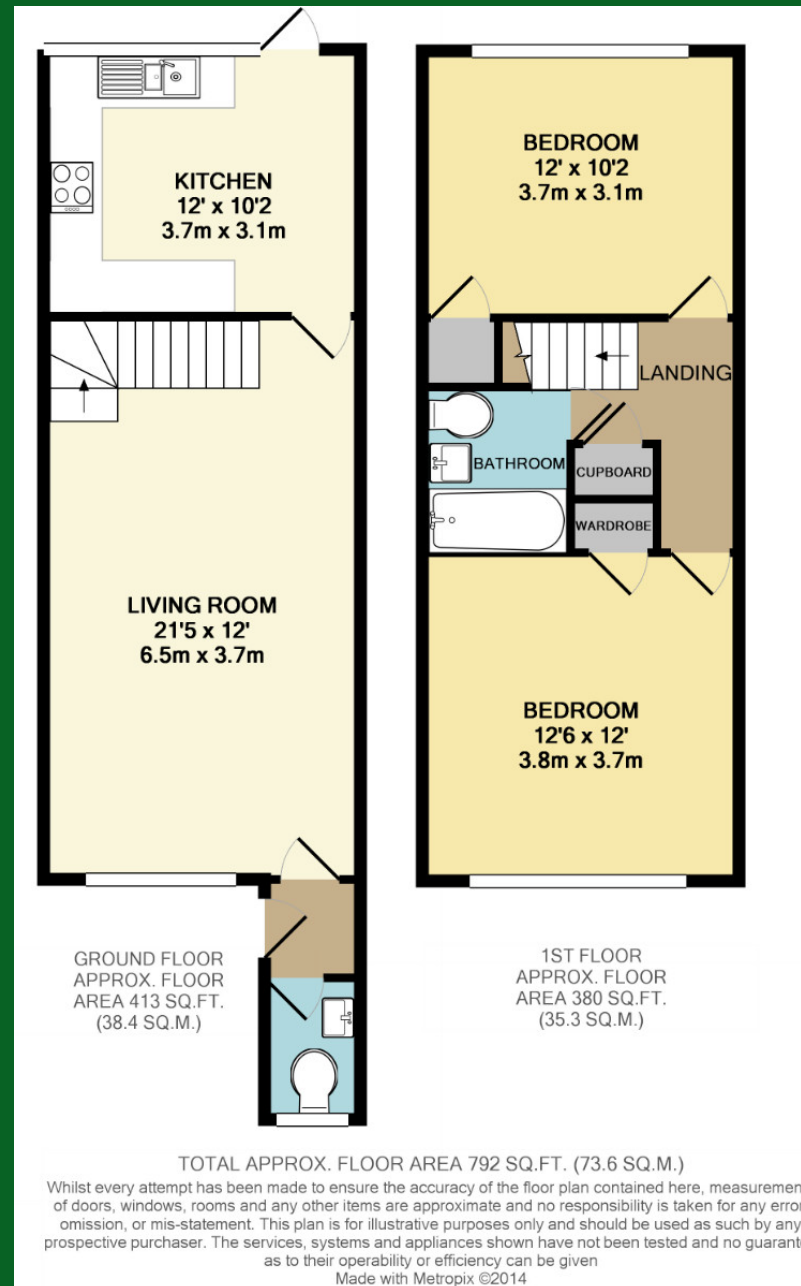
Web: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

Council Tax Band: D

Payable 2023/24: £1617.67



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# B.S. Bennett Estate Agents

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**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.