



Wraysbury, Berkshire
Guide £650,000 *Freehold*

B. S. BENNETT

We are delighted to present this detached four bedroom family home, situated on a modern development and within walking distance of Wraysbury Primary School and the village centre with its many amenities. The well-planned accommodation includes an entrance hall, cloakroom, sitting room, separate dining room, study, kitchen/breakfast room, utility room, principal bedroom with an en-suite shower room, three further bedrooms and a family bathroom. Outside, there is a front garden, own driveway with detached garage and a southerly facing rear garden. The property requires redecoration throughout and some refurbishment. Energy rating:

The Accommodation:

entrance hall | cloakroom | sitting room | dining room | kitchen/breakfast room | utility room | four bedrooms | en suite shower room | family bathroom | southerley facing rear garden | own driveway parking | detached garage | gas central heating | double glazed wooden windows

Location:

Within walking distance of Wraysbury Primary School and the 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

Council Tax Band: G

Payable 2024/25: £2829.88

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B.S. Bennett Estate Agents

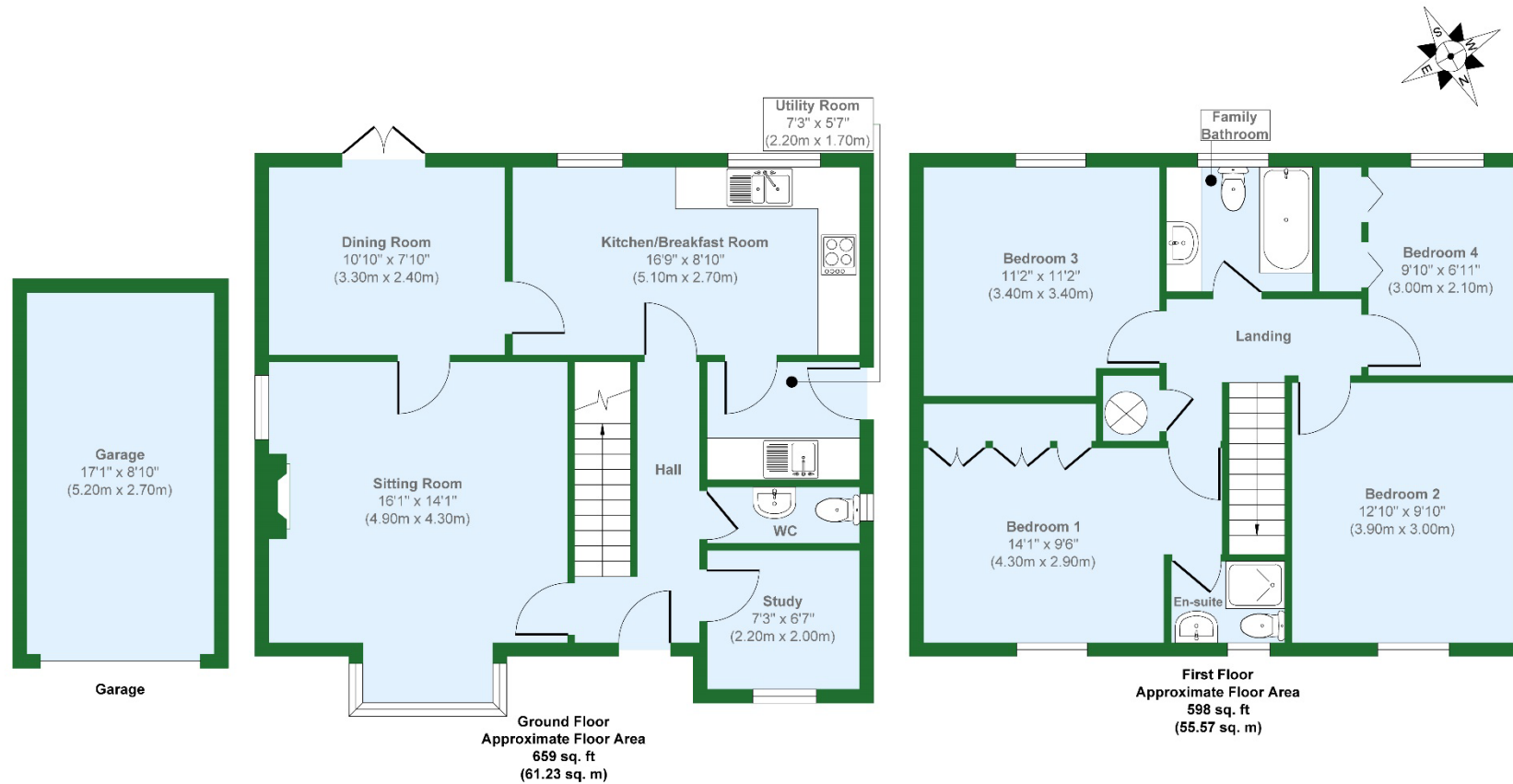
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Approx. Gross Internal Floor Area 1257 sq. ft / 116.80 sq. m

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.