



Wraysbury, Berkshire

Guide Price £750,000 *Freehold*

B. S. BENNETT

We are pleased to offer this four/five bedroom detached home that requires modernisation and refurbishment. A great project for those buyers that will be looking for something that they can make their own. The property measures approximately 197 sq. m (2120 sq. ft) and is set on a generous plot measuring 0.106 hectares (0.26 acres) with a 37 m (121 ft) rear garden that backs onto open fields. The accommodation comprises; double aspect living room, dining room, kitchen/breakfast room, further reception/bedroom 5, shower room, lean to conservatory, study and cloakroom. There are four good-sized first floor bedrooms, bathroom and a separate WC. There is scope to provide an en suite to the main bedroom. The front garden also has a driveway that provides parking for at least four cars and further access to the side of the property that leads to a detached garage. Energy rating: C

Summary:

entrance lobby | entrance hall | cloakroom | living room | kitchen/breakfast room | dining room | lean to/conservatory | reception/bedroom 5 | study | ground floor shower room | 4 bedrooms | bathroom | WC | 37 m (121 ft) rear garden | front garden & driveway | detached garage | gas central heating

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
Council Tax Band: G
Payable 2024/25: £2829.88

Services:

Mains gas, electricity, water, mains drainage.
Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre.
For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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B.S. Bennett Estate Agents

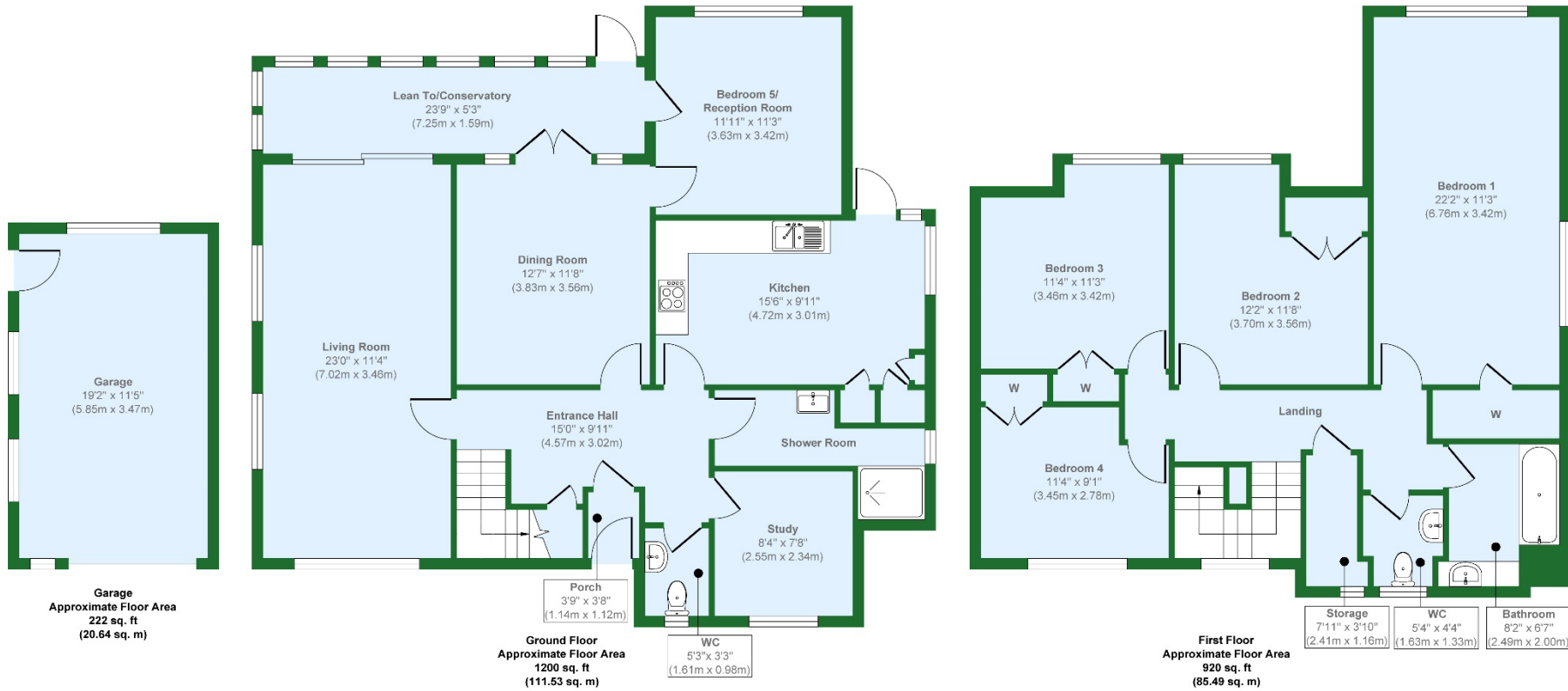
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Approx. Gross Internal Floor Area 2342 sq. ft / 217.66 sq. m

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.