



Wraysbury, Berkshire

Guide Price £450,000 *Freehold*

B. S. BENNETT

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We are delighted to offer this well presented four-bedroom town house which is situated in this modern development bordered by the river Colne with picturesque river views. The well planned and versatile accommodation includes a ground floor reception or fourth bedroom, shower room, an integral garage which has been partly converted to offer a utility room and storage, large first floor sitting room with two sets of double doors leading onto a balcony with a spiral staircase that leads down to the easy-to-maintain rear garden with river views. On the same floor there is a well-equipped-fitted kitchen/breakfast room. There are three second floor bedrooms, including the principal bedroom with en suite and a family bathroom. The driveway to the front of the property has an EV charging point and there is also an additional allocated parking space. Ideally situated within walking distance of Wraysbury Station serving London Waterloo. Energy rating: C

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 station providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Service Charge:

£624.00 per annum. Contribution towards upkeep of the communal grounds.

Local Authority:

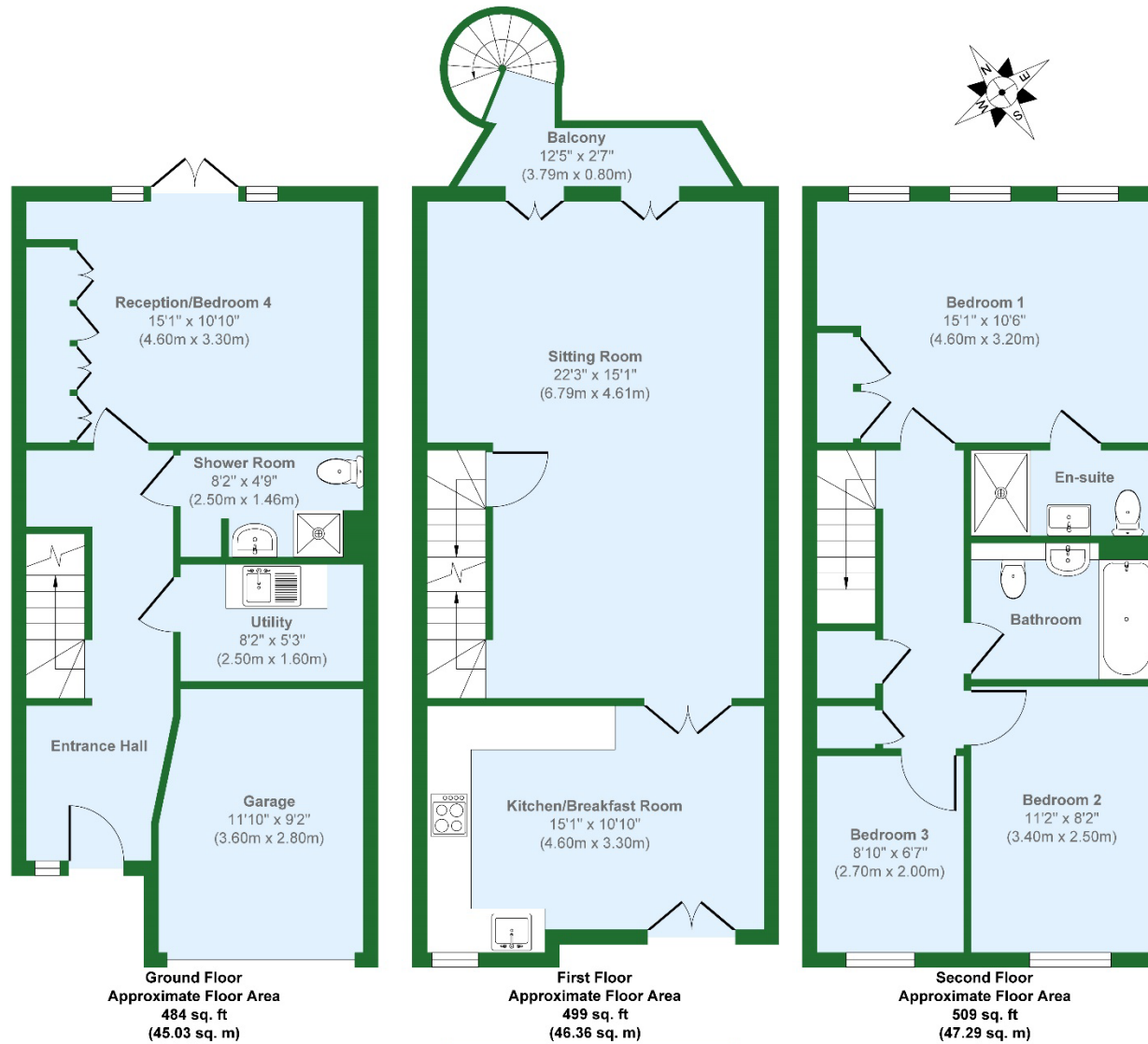
Royal Borough of Windsor & Maidenhead

Telephone 01628 798888

Council Tax Band: F

Payable for 2024/2025: £2,452.57





B.S. Bennett Estate Agents

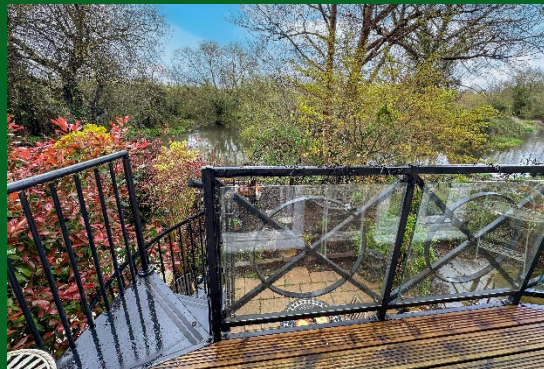
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they 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.