



**Wraysbury**

Offers in Excess of £850,000 *Freehold*

**B. S. BENNETT**



Offered to the market is this four bedroom detached house which is sited on a substantial plot that measures approximately quarter of an acre. Grant of side and rear extensions (Royal Borough of Windsor & Maidenhead - Application No: 21/00103). The accommodation includes entrance hall, cloakroom, two reception rooms, kitchen and conservatory. On the first floor there are four good size bedrooms and modern bathroom. Outside the rear garden extends some 41 m (137 ft) with an outside store. The block paved in/out driveway to the front provides parking for numerous cars. Situated within walking distance of Sunnymeads Station, Wraysbury Primary School and the village centre. Energy rating: D

### Summary:

entrance hall | cloakroom | 2 reception rooms | kitchen | conservatory | 4 bedrooms | modern bathroom | 41 m (137 ft) rear garden | outbuilding | in/out driveway | 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 Sunnymeads and Wraysbury 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: F

Payable 2025/26: £2,654.46

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## B.S. Bennett Estate Agents

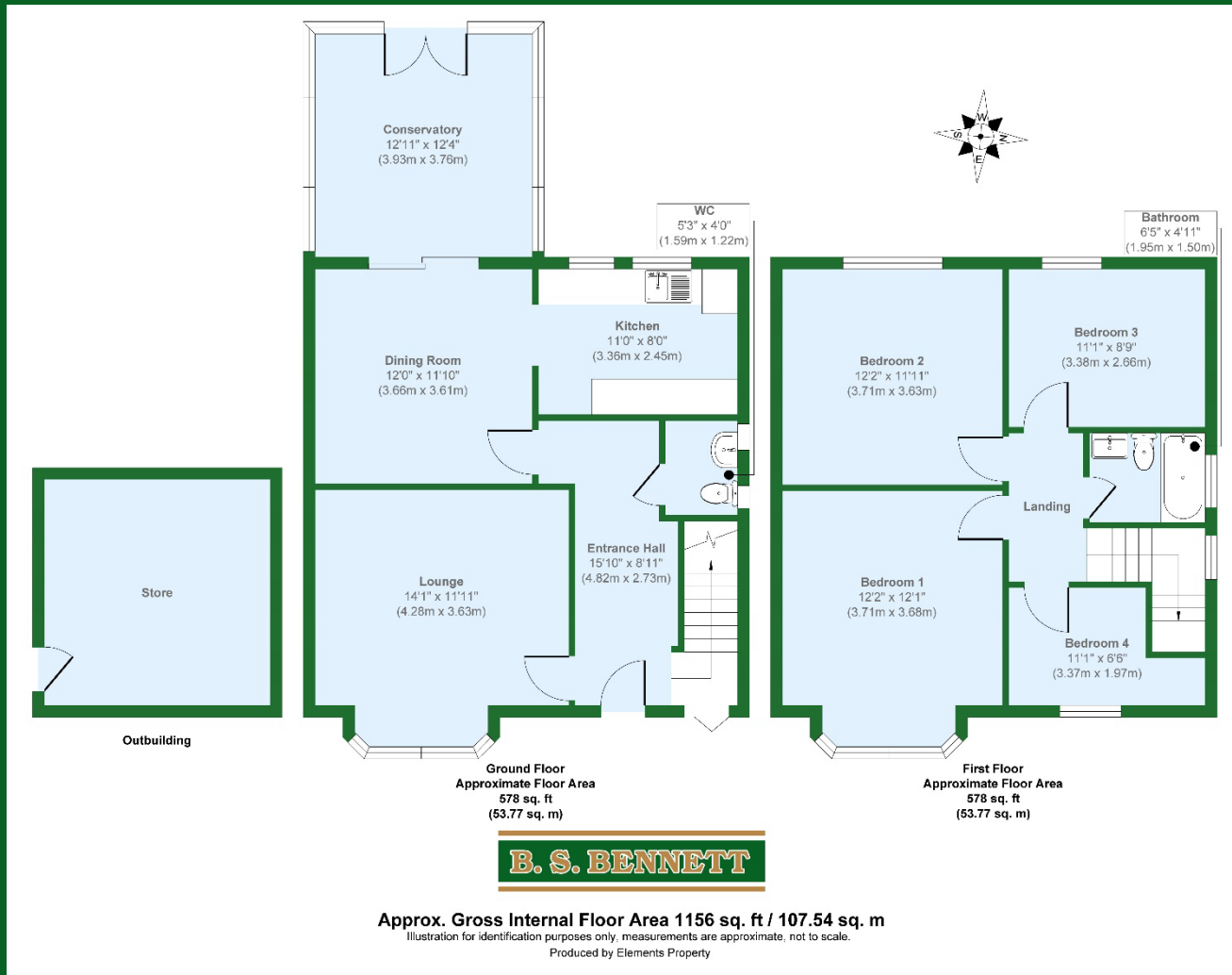
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: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