



Wraysbury, Berkshire

Guide Price **£750,000** *Freehold*

B. S. BENNETT

Not to be missed! An excellent opportunity to purchase this well-maintained 1950s three-bedroom detached bungalow that backs onto open fields. Not only does the property offer great potential to extend/remodel, but it is also located on a much sought after road which is within walking distance of the village centre and Wraysbury Primary School. The property is sited on a generous quarter acre (0.1 hectare) with a westerly facing rear garden that extends some 38 m (125 ft). No onward chain. Energy rating: E

Summary:

entrance hall | reception room | garden lounge | kitchen | 3 bedrooms | bathroom | large westerly facing rear garden | driveway parking | gas fired central heating | great location | great potential to re-develop

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: F

Payable 2024/25: £2,452.57

Services:

Mains gas, electricity, water and 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

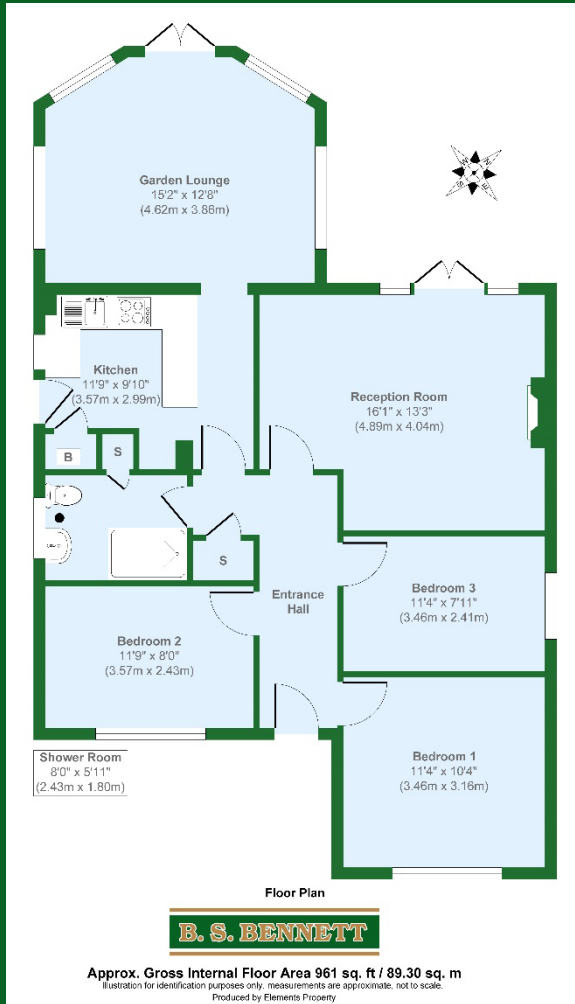
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they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