



Wraybury, Berkshire
Guide £725,000 *Freehold*

B. S. BENNETT

We are pleased to offer this five bedroom detached chalet home, set in delightful grounds with a secluded garden extending approximately 45 m (150ft). The accommodation comprises: entrance hall, reception room/study/bedroom 5, modern bathroom, dining room, lounge, kitchen/breakfast room with an outside lobby area leading to two cupboards and side access to the driveway. French doors in the kitchen and lounge lead to the patio area. A further three bedrooms and a large master bedroom with en suite on the first floor. Outside, the landscaped rear garden features a mainly lawned area with a patio. Shrubs divide the garden into two separate areas to enjoy. Own gravel driveway with a covered parking area to the side provides parking for at least four cars. Energy rating: D

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.

Services:

Mains gas, electricity, water, main drainage.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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: £2452.57

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B.S. Bennett Estate Agents

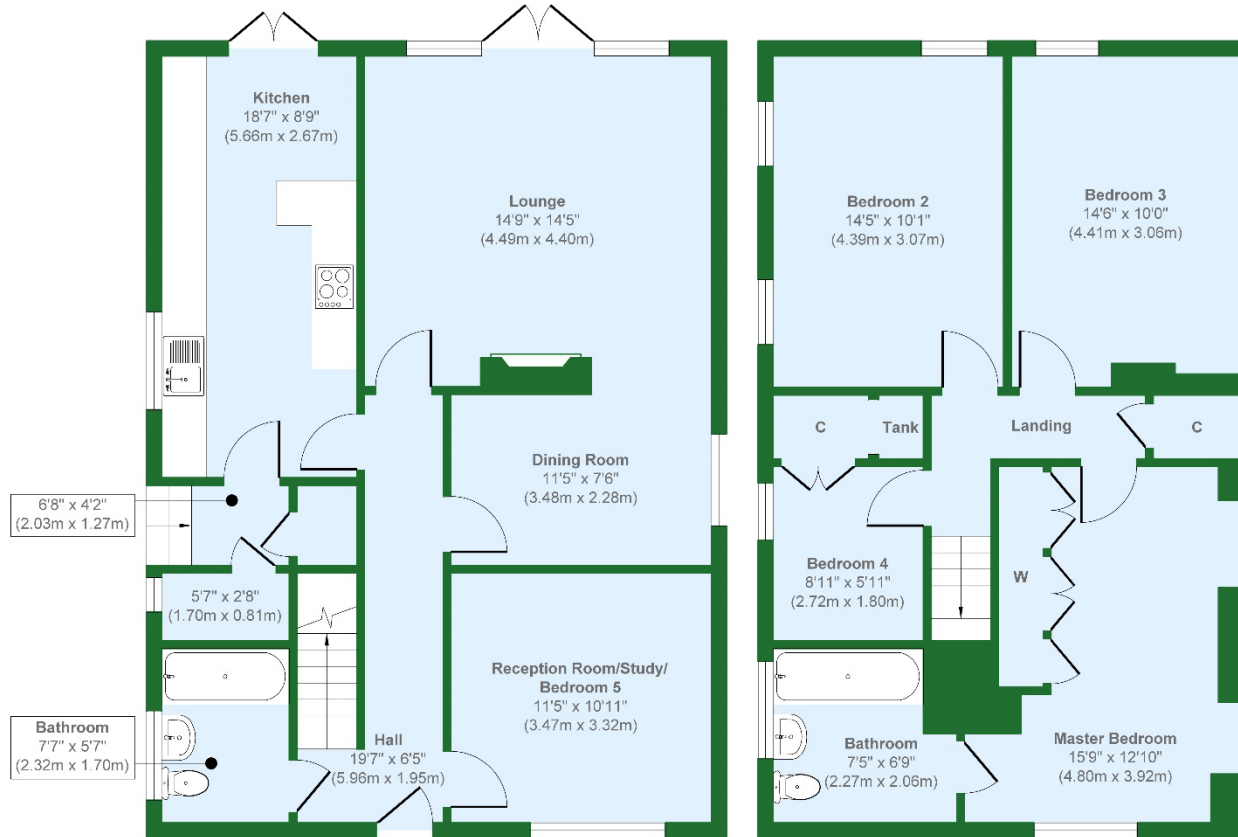
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Ground Floor
Approximate Floor Area
804 sq. ft
(74.66 sq. m)

First Floor
Approximate Floor Area
683 sq. ft
(63.54 sq. m)

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Approx. Gross Internal Floor Area 1487 sq. ft / 138.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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.