



## Wraysbury, Berkshire

**£1,750 PCM**

Located in the heart of Wraysbury Village is this two bedroom detached property. The property comprises: lounge, large kitchen/breakfast room with appliances, cloakroom, two double bedrooms both with private bathrooms and built in wardrobes. The main bedroom has beautiful views of the lake. The property is accessed by a private lane with off street parking for two cars and a low maintenance garden. This property is truly unique and is a must see! Energy rating 'B' Unfurnished. Available early August 2024.



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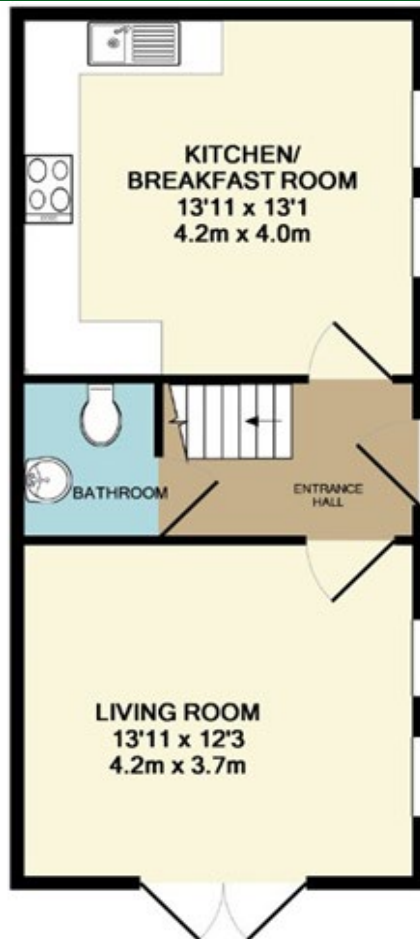
**Location:** Wraysbury is a thriving village with all the amenities that one could ask for including charming country pubs, local post office, dry cleaners, pharmacy, hardware shop, newsagent, The Kitchen cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values 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 & London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

**Deposit:** 5 weeks rent which is £2015.00 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes

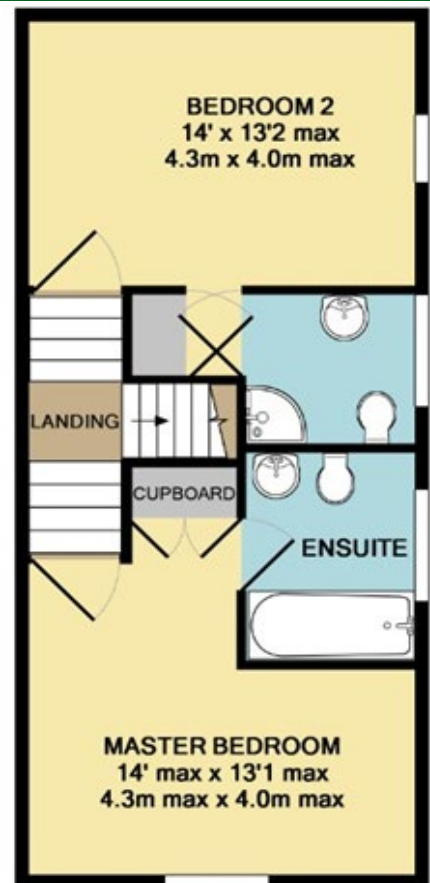
**Services:** Mains gas, electricity, water, main drainage. Gas fired central heating.  
Broadband Availability (according to ofcom.org.uk): Standard, Superfast

**Local Authority:** Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF  
Council Tax Band: E

Payable 2024/25: £2075.24



GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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