



**Wraysbury**

**£375,000** *Freehold*

**B. S. BENNETT**



---

# B. S. BENNETT

---

Located right in the heart of Wraysbury village is this delightful two-bedroom, semi-detached house that was originally part of the village school. This charming home features an entrance hall, a spacious living room/dining room, fitted kitchen, a convenient downstairs W.C, two bedrooms, and a bathroom. Residents will also enjoy access to a communal garden and a garage located in a nearby block. Conveniently situated for all local amenities and offers easy access to major transport links. **HIGHLY RECOMMENDED.** Energy rating:C

## Location:

Within walking distance of Wraysbury Primary School and the 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](https://checker.ofcom.org.uk)): Standard, Superfast and Ultrafast Full Fibre.

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

## Old School Court Residents Association:

The development has its own residents association. The communal areas are maintained by the association and the current annual service charge for this is £270.00

## Local Authority:

Royal Borough of Windsor & Maidenhead.Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: E

Payable 2025/26: £2,246.09

# B. S. BENNETT



## B.S. Bennett Estate Agents

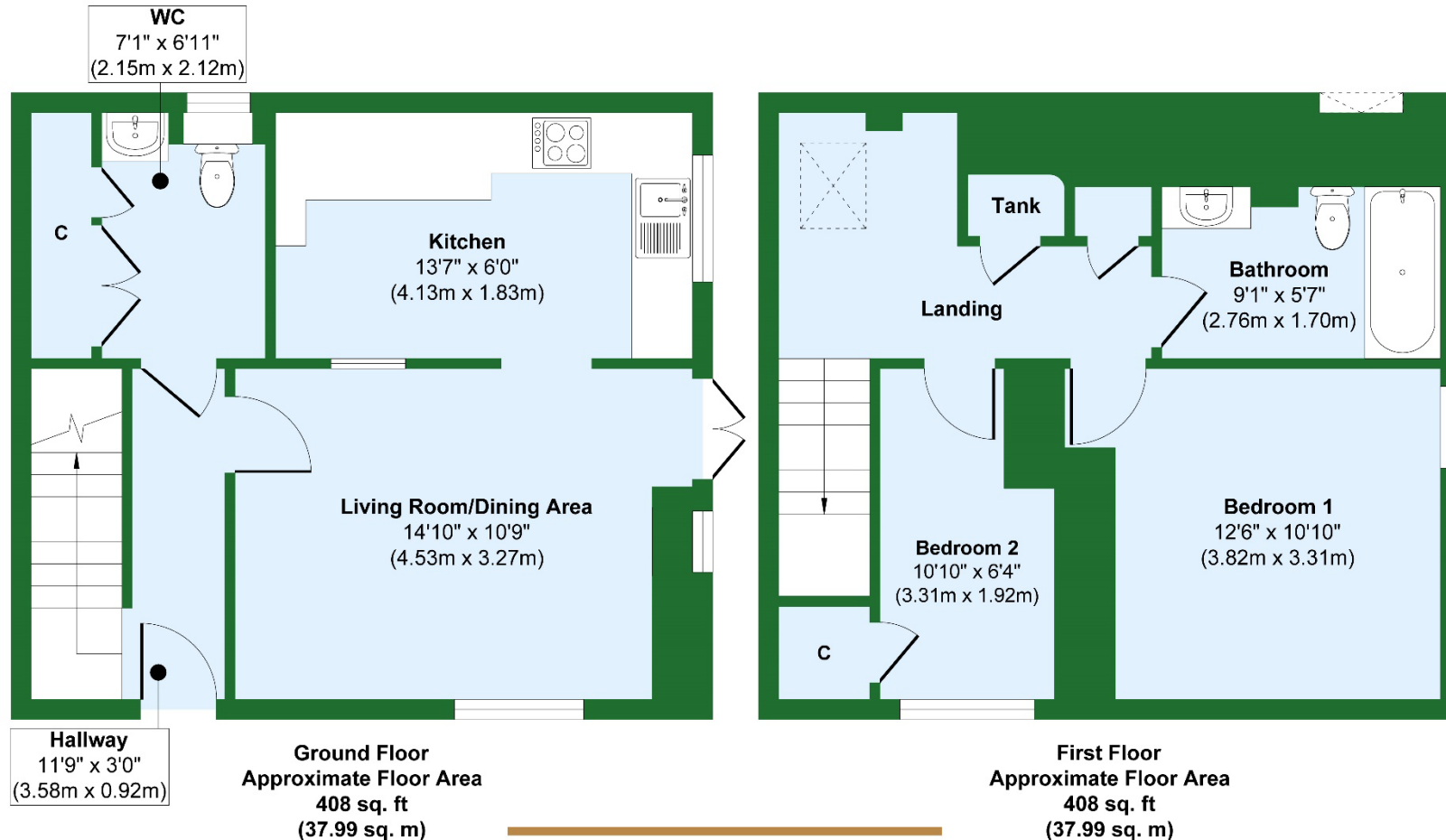
2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

t: 01784 483839 e: post@bsbennett.co.uk

**bsbennett.co.uk**



**B. S. BENNETT**



**B. S. BENNETT**

**Approx. Gross Internal Floor Area 816 sq. ft / 75.98 sq. m**

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

Produced by Elements Property

**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.