



# Wraysbury

Guide £800,000 *Freehold*

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**B. S. BENNETT**

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Situated in one of Wraysbury's most desirable roads, this immaculately presented four-bedroom detached family home is tucked away towards the end of a private cul-de-sac. This property boasts a well-tended westerly facing rear garden that extends approximately 32 m (105 ft) and backs onto open fields. The well-proportioned accommodation includes an entrance lobby, entrance hall, reception room, separate dining room, fitted kitchen/breakfast room and utility/cloakroom. On the first floor there are four generously sized bedrooms and a large modern family bathroom, as well as an en suite shower room to the principal bedroom. To the front of the property there is driveway parking for four cars and access to the integral garage. Conveniently located within walking distance of the village centre, Sunnymeads station and Wraysbury Primary School. **HIGHLY RECOMMENDED.** Energy rating: D

#### Summary:

Covered entrance | entrance lobby | entrance hall | reception room | dining room | kitchen/breakfast room | utility/cloakroom | 4 bedrooms | en suite shower room | 4 piece family bathroom | 32 m (105 ft) westerly facing rear garden | integral garage | own driveway parking for 4 cars | Economy 7 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: G

Payable 2025/26: £3062.84



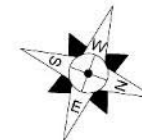
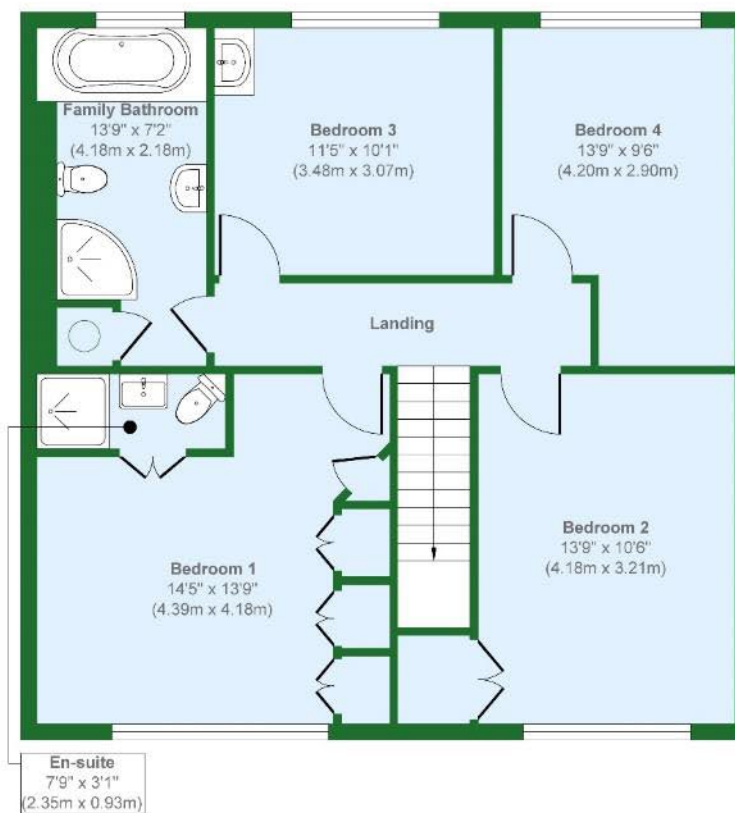
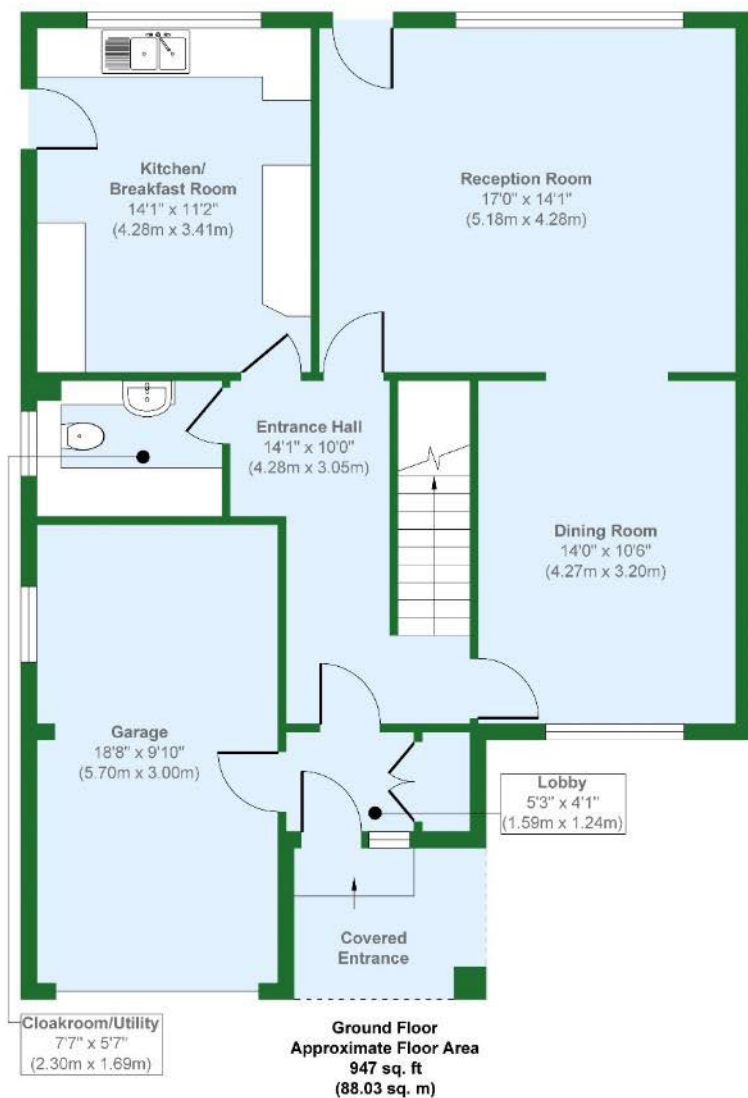












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**Approx. Gross Internal Floor Area 1756 sq. ft / 163.19 sq. m**

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

Produced by Elements Property





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