



Wraysbury

Guide £800,000 *Freehold*

B. S. BENNETT

Offered to the market is this delightful four bedroom detached family home offering truly spacious accommodation with a large rear garden and lakeside views. Conveniently located near Wraysbury Primary School and within walking distance of the village centre. The ground floor comprises: entrance hall, study, 19ft lounge, fitted kitchen/breakfast room, utility room, bedroom 4 and bathroom. On the first floor there is a family bathroom, three bedrooms which overlook the rear garden and lake, including a master bedroom with en suite. The property benefits from useful eaves storage. The rear garden extends approx. 39.6m (130ft) with the front driveway providing parking for numerous vehicles with the addition of an integral garage. Energy rating: C

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 being just a short walk to Sunnymeads station 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 and mains drainage

Broadband Availability (according to [ofcom.org.uk](https://www.ofcom.gov.uk)): Standard, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.gov.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: G

Payable 2025/26: £3062.84

B. S. BENNETT



B.S. Bennett Estate Agents

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

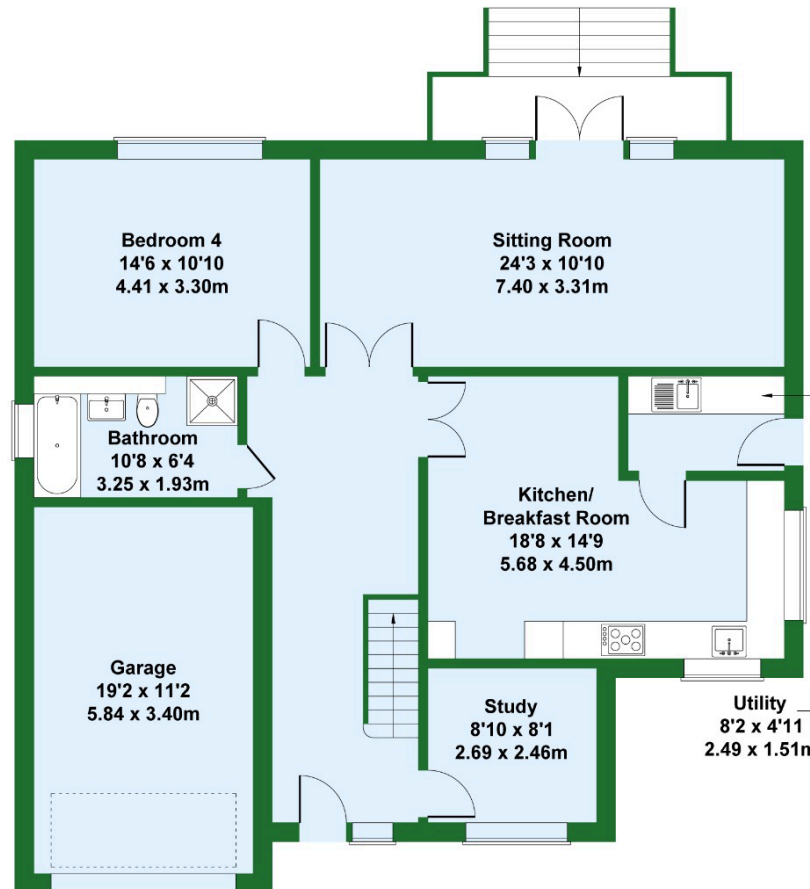
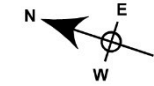
t: 01784 483839 e: post@bsbennett.co.uk

bsbennett.co.uk

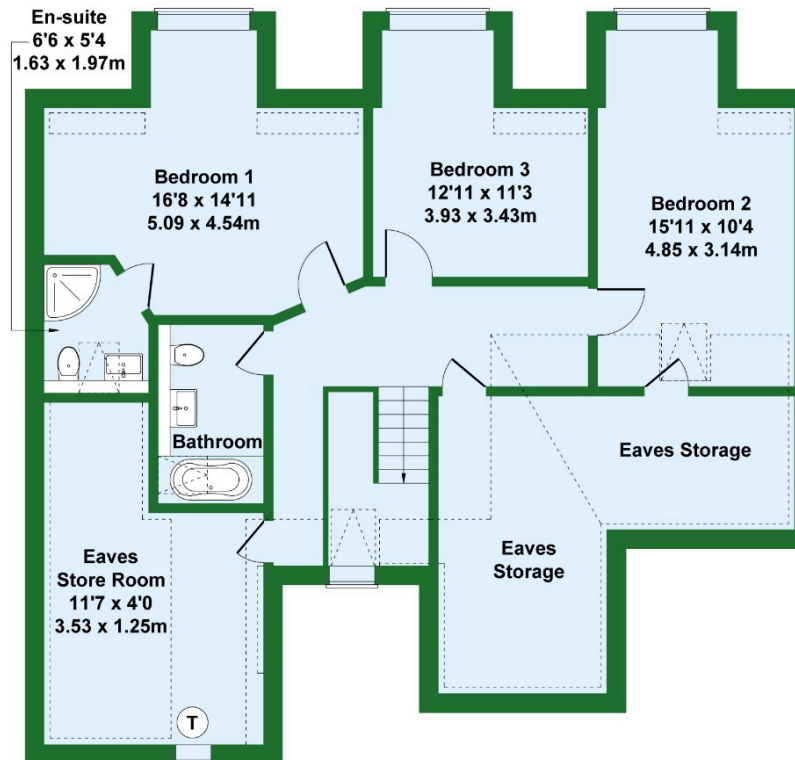


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2067 sq ft - 192 sq m
(Excluding Eaves Storage)



GROUND FLOOR



FIRST FLOOR

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Not to Scale. Produced by The Plan Portal 2024

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.