



Wraysbury

Offers over £850,000 *Freehold*

B. S. BENNETT



This stylish four-bedroom detached chalet bungalow is tucked away in a small lane with just two other properties. Offering versatile and flexible accommodation, improved upon in recent years, including a new fitted kitchen (September 2024), luxury family bathroom and en suite. This contemporary family home includes a good-sized lounge with open fireplace that leads out to the rear terrace and garden, entrance hall opening to the dining room, family room and study (both of which could be used as bedrooms), utility room, principal bedroom with fitted wardrobes and a luxurious en-suite and two first floor bedrooms. Set in grounds just over a third of an acre with a secluded rear garden extending approx. 29 m (95 ft). There is an extensive driveway and detached garage to the front. Planning has been granted for a new kitchen extension to the rear and a glass walkway linking the garage with permission to convert to a playroom with an attached gym. Energy rating: D

Summary:

entrance hall with limestone flooring and underfloor heating | lounge with parquet flooring and open fireplace | new fitted kitchen (September 2024) | open plan dining room with underfloor heating | family room | study with parquet flooring | utility room | principal bedroom | en-suite | family bathroom with TV | 2 first floor bedrooms | 1/3 acre plot | 29 m (95 ft) rear garden | detached garage | store and further covered store | extensive driveway | planning to extend | double glazed windows | Worcester gas fired boiler providing central heating | Megaflo hot water cylinder

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, and water. Septic tank (for foul water).

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

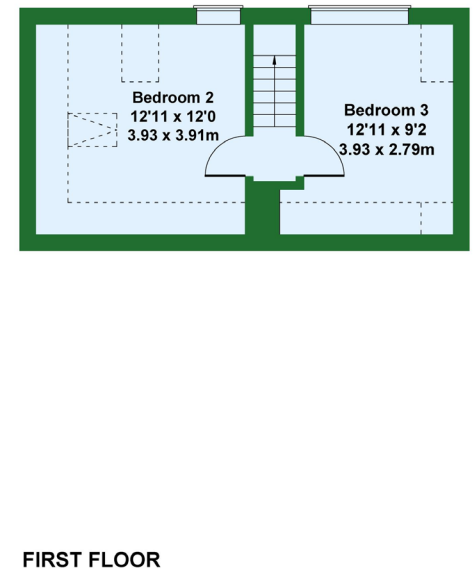
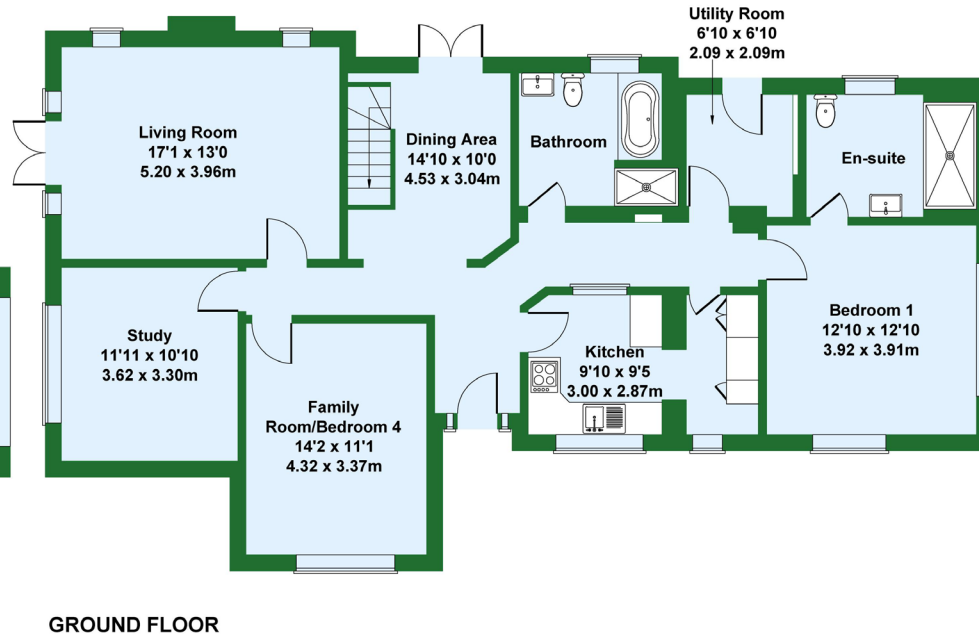
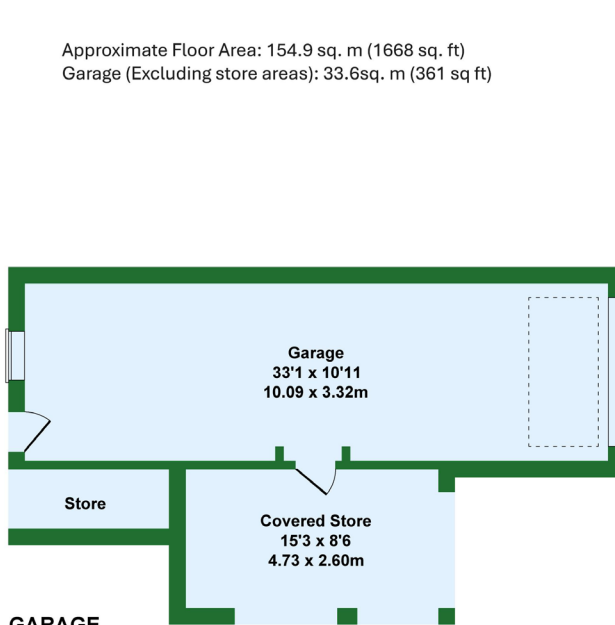
Payable 2025/26: £3062.84



Approximate Gross Internal Area
2239 sq ft - 208 sq m



Approximate Floor Area: 154.9 sq. m (1668 sq. ft)
Garage (Excluding store areas): 33.6sq. m (361 sq ft)



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Not to Scale. Produced by The Plan Portal 2024
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