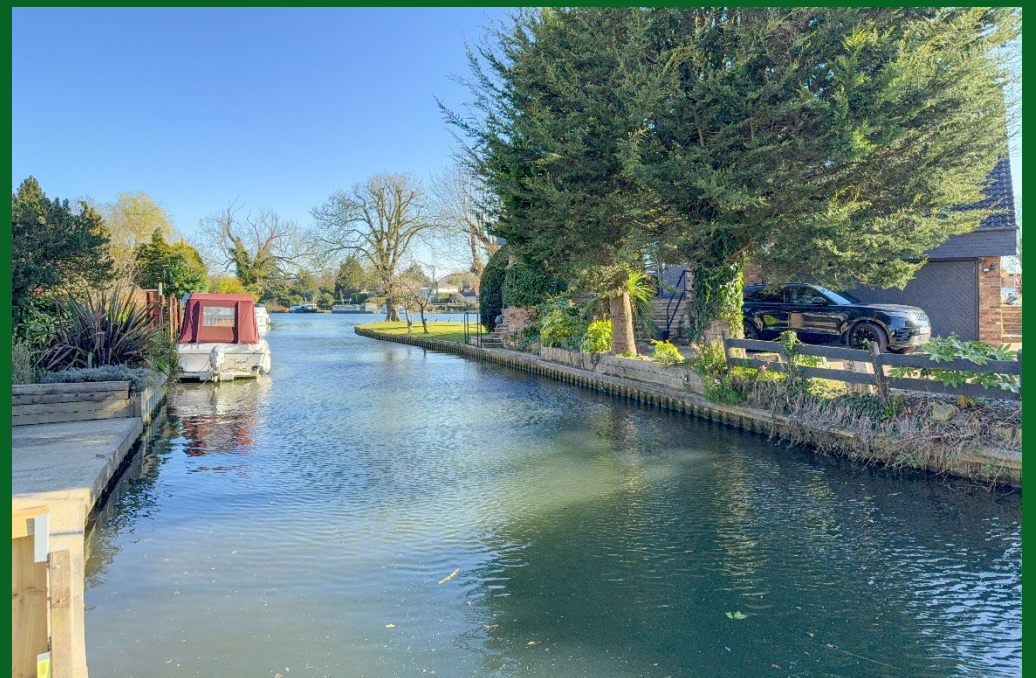




Wraysbury

Guide £1,000,000 *Freehold*

B. S. BENNETT



Enjoy idyllic riverside living in this superb detached four-bedroom home in Wraysbury, complete with some 15 m (50 ft) direct river frontage and private mooring. Securely positioned behind electric gates with a double integral garage and extensive driveway parking for numerous vehicles. This family home offers well-planned living space. The first floor comprises four bedrooms, including the principal bedroom with an en suite and dressing area, and a family bathroom. The ground floor is designed for modern living with a large lounge leading out to the riverside terrace and opening to the dining room, further study/reception, contemporary fitted kitchen, practical utility room and cloakroom. Set on a generous plot with the south-westerly-facing riverside garden being a true highlight with its raised terrace that leads to the lawned area and mooring. Energy Rating: D

Summary:

entrance porch | entrance hall | cloakroom | riverside lounge | dining room | study/reception | kitchen/berakfast room | utility room | 4 bedrooms | dressing room and en suite | family bathroom | double integral garage | workshop/store | gas central heating | double glazed windows | extensive driveway parking | south-westerly facing garden | 15 m (50 ft) private mooring | all set behind electric gates

Location:

Just a short drive to the centre of Wraysbury village with all the amenities that one could ask for, including charming country pubs, local post office/convenience store, 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. Also, just a short drive of Staines town centre, which provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Staines stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Services:

Mains electricity, gas, water and mains drainage.

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

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

Please Note: We have been advised that there is an annual payment to the Residents' Association towards the upkeep of the locality. Amount to be confirmed by the sellers.

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

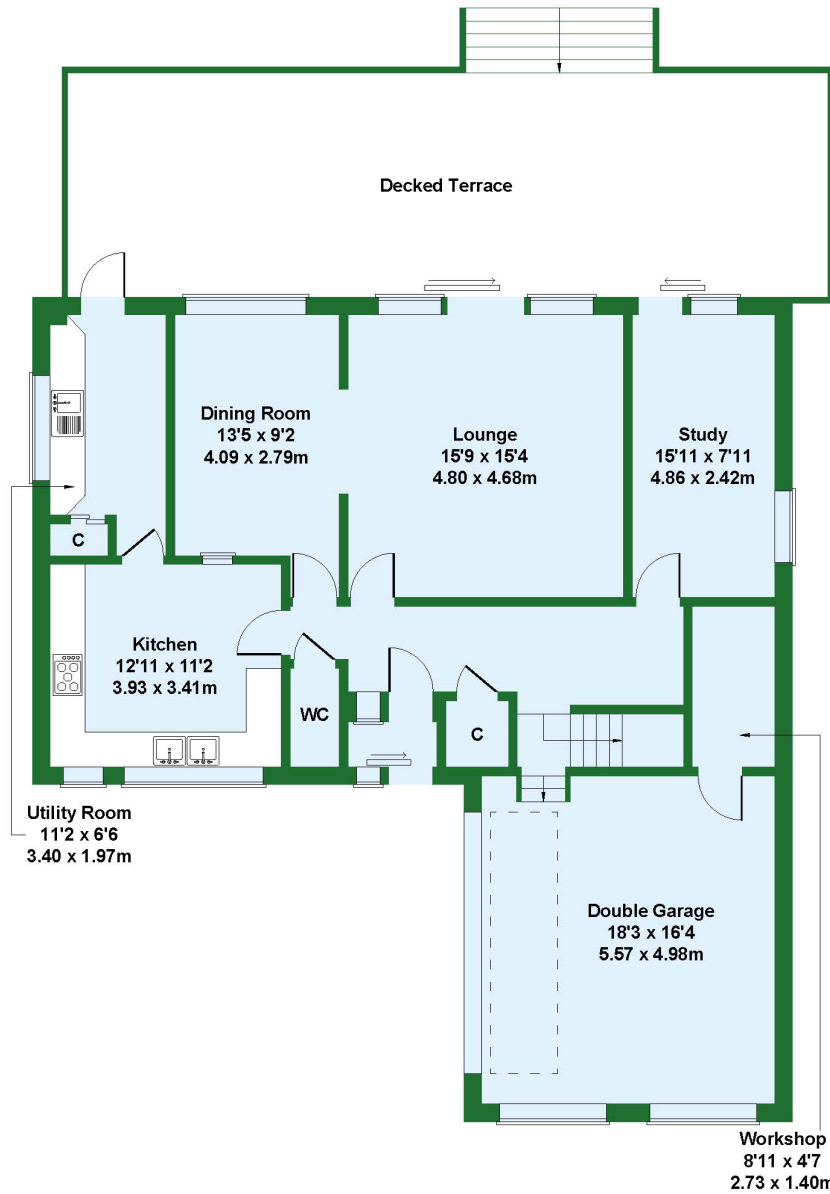
Payable 2025/26: £3,062.84



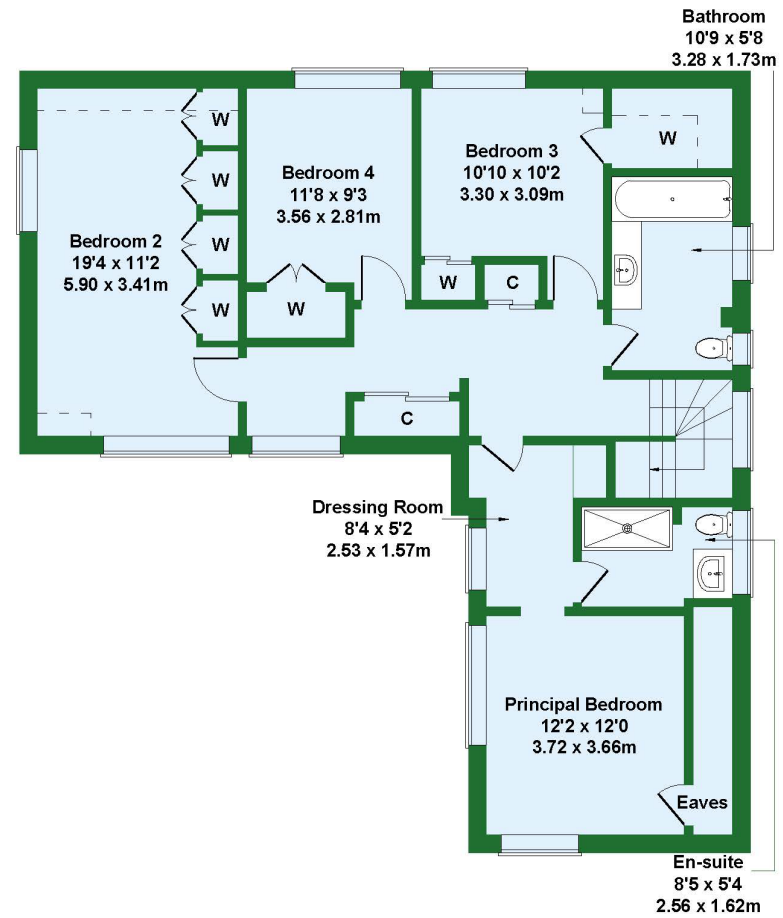




Approximate Gross Internal Area 2347 sq ft - 218 sq m
(Excluding Decked Terrace and Eaves)



GROUND FLOOR



FIRST FLOOR

B. S. BENNETT



B.S. Bennett Estate Agents

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

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

B. S. BENNETT