



## Wraysbury

Guide Price £440,000 *Freehold*

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**B. S. BENNETT**

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Set within a desirable gated development, this three bedroom, three bathroom terrace townhouse in the heart of this popular Thameside village. The accommodation is arranged over three levels, on the ground floor there is: entrance hall, kitchen/breakfast room leading to the delightful rear garden. On the next floor you will find the living room, second bedroom with en suite shower room. On the second floor is the main bedroom with en suite shower room, bedroom three and modern family bathroom. Outside there is a landscaped rear garden, integral garage with own driveway for two cars. Sought after location close to Wraysbury Primary School and walking distance of the village centre. Energy Rating: D

### 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 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://www.ofcom.gov.uk)): Standard and Ultrafast Full Fibre.

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

### Residents association:

The development is made up of 24 Town houses. There are some communal areas including the visitors parking. There is an annual service charge per property which is approximately £600.00. This covers the costs of maintaining the communal parts including the electric gates.

### Local Authority

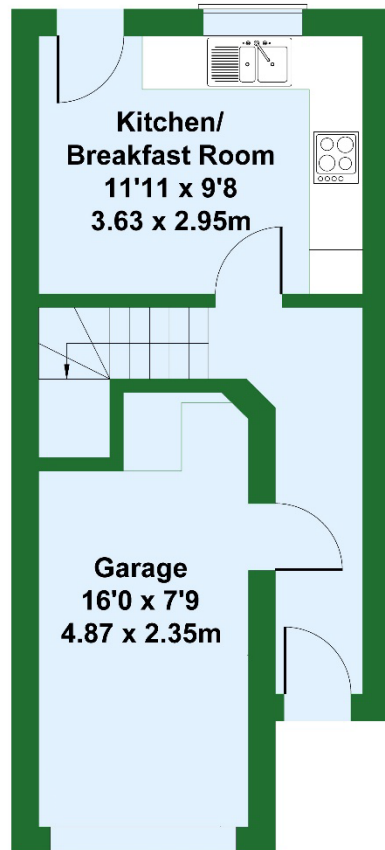
Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

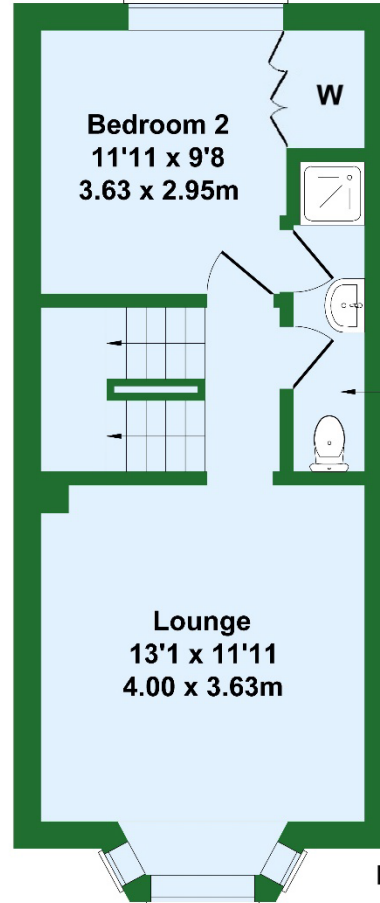
Council Tax Band: E

Payable 2025/26: £2,246.09

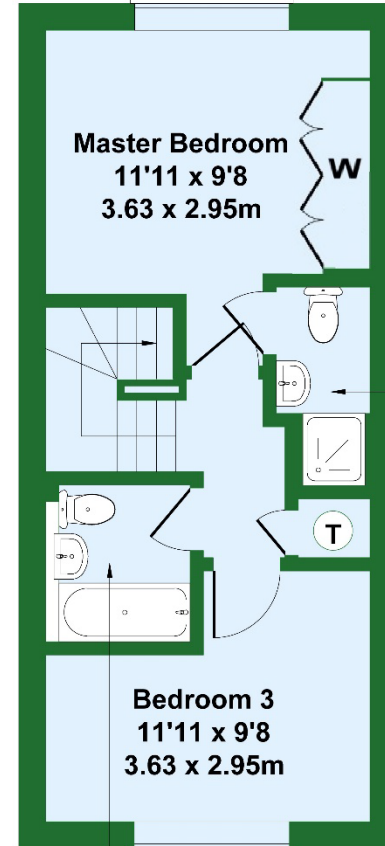
Approximate Gross Internal Area  
1023 sq ft - 95 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## B.S. Bennett Estate Agents

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# B. S. BENNETT



**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.