



Wraysbury

Guide Price £450,000 *Freehold*

B. S. BENNETT

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Perfectly positioned three bedroom town house is situated in a delightful cul-de-sac in the heart of Wraysbury Village. The property is very well presented and set over three floors. The spacious accommodation comprises: entrance hall, cloakroom, family room (which was originally the garage), fitted kitchen/diner. On the first floor: living room, bedroom two and bathroom. On the second floor two further bedrooms and study. Outside the property offers a mature rear garden and a block-paved driveway to the front, providing off-road parking for two/three cars. Energy rating C

Summary

Townhouse • Three bedrooms • Two bathrooms • Spacious living room • Family room (originally the garage) • Fitted kitchen/diner • Study • Mature rear garden • Block-paved driveway with parking for two/three cars • Delightful cul-de-sac location in the heart of Wraysbury Village

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 central heating.

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

Council Tax Band: E

Payable 2025/26: £2,246.09

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B.S. Bennett Estate Agents

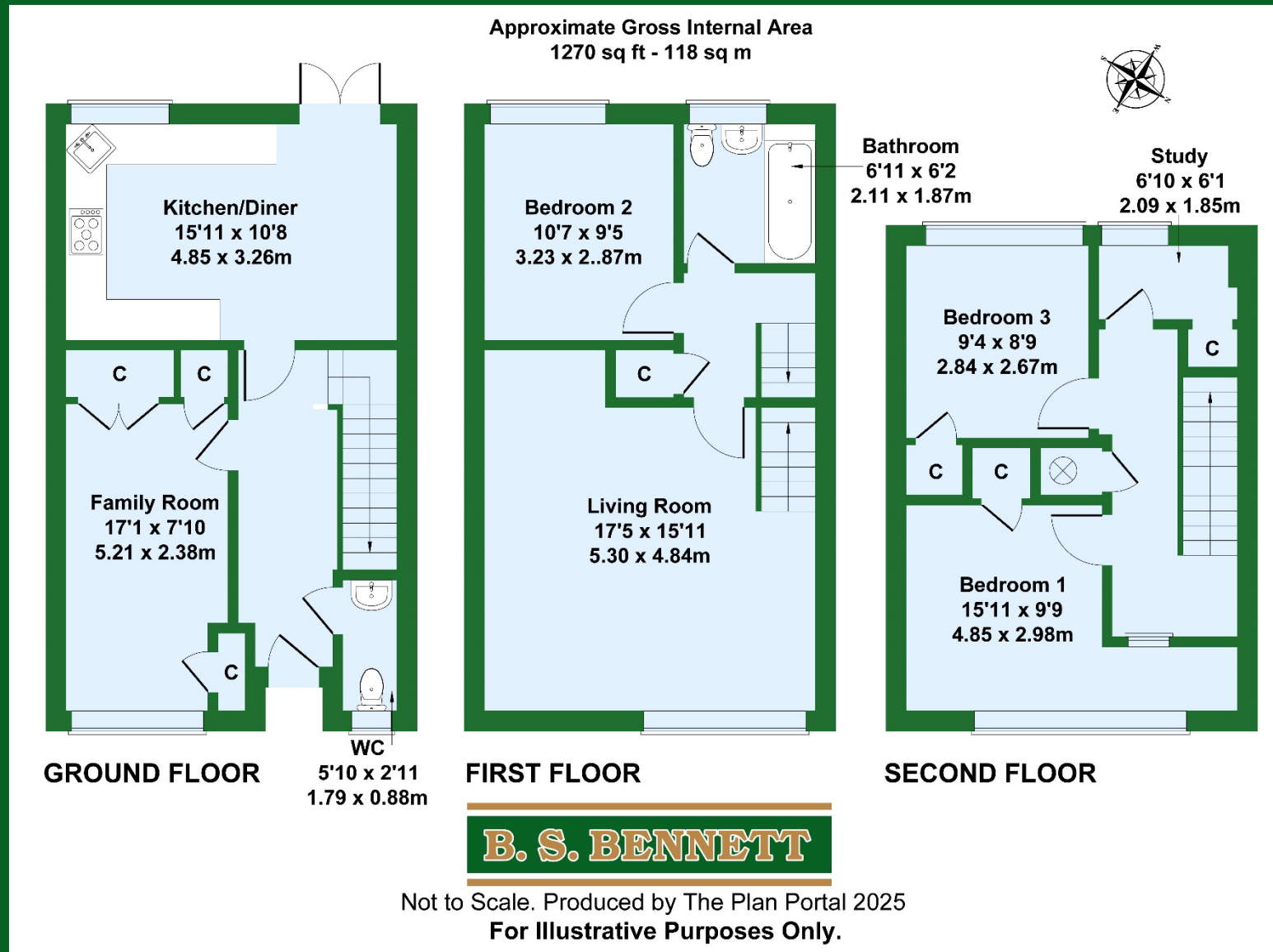
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they 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.