



Wraysbury

Guide price £750,000 *Freehold*

B. S. BENNETT

NO ONWARD CHAIN. Situated on the delightful back water of the river Thames you will find this deceptively spacious four bedroom detached home. The property comprises: Welcoming entrance hall, fully fitted kitchen, three ground floor bedrooms, shower room, light and spacious lounge with wood burner leading to the sun terrace and sun room. On the first floor there is a large master bedroom and large bathroom. The property benefits from a 12m (40ft) back water mooring with decking and a superb south-westerly-facing rear garden extending 21m (70ft), driveway parking for three/four cars and a garage. Energy rating: D

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, 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 gas, electricity and water. Mains drainage.

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

For mobile voice and data coverage: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://www.checker.ofcom.org.uk/en-gb/mobile-coverage)

Local Authority:

Royal Borough of Windsor & Maidenhead.

Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

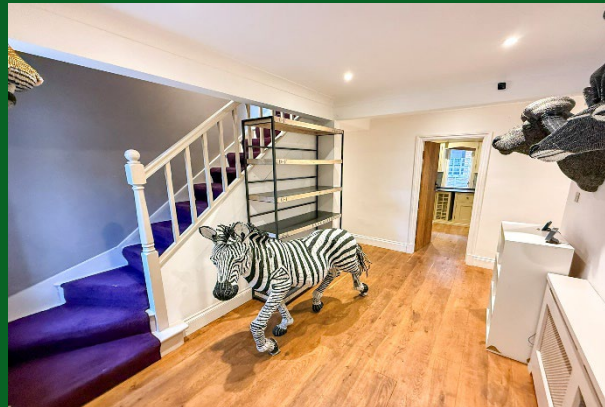
Telephone: 01628 798888

Council Tax Band: F

Payable for 2025/26: £2654.46

Please Note: We have been advised that there is an annual contribution to the Residents' Association towards the upkeep of the locality. The sellers have confirmed they paid £284 in May, based on the frontage of the drive on the road.

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B.S. Bennett Estate Agents

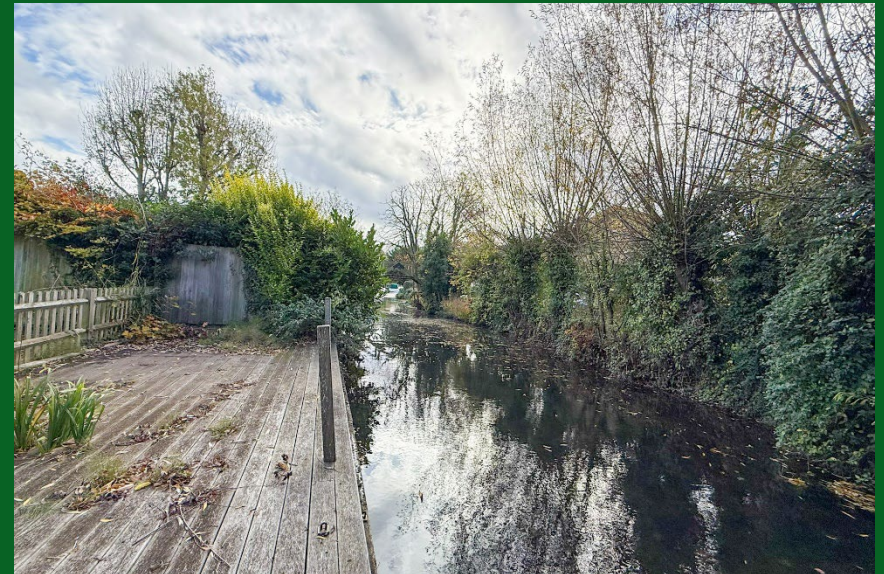
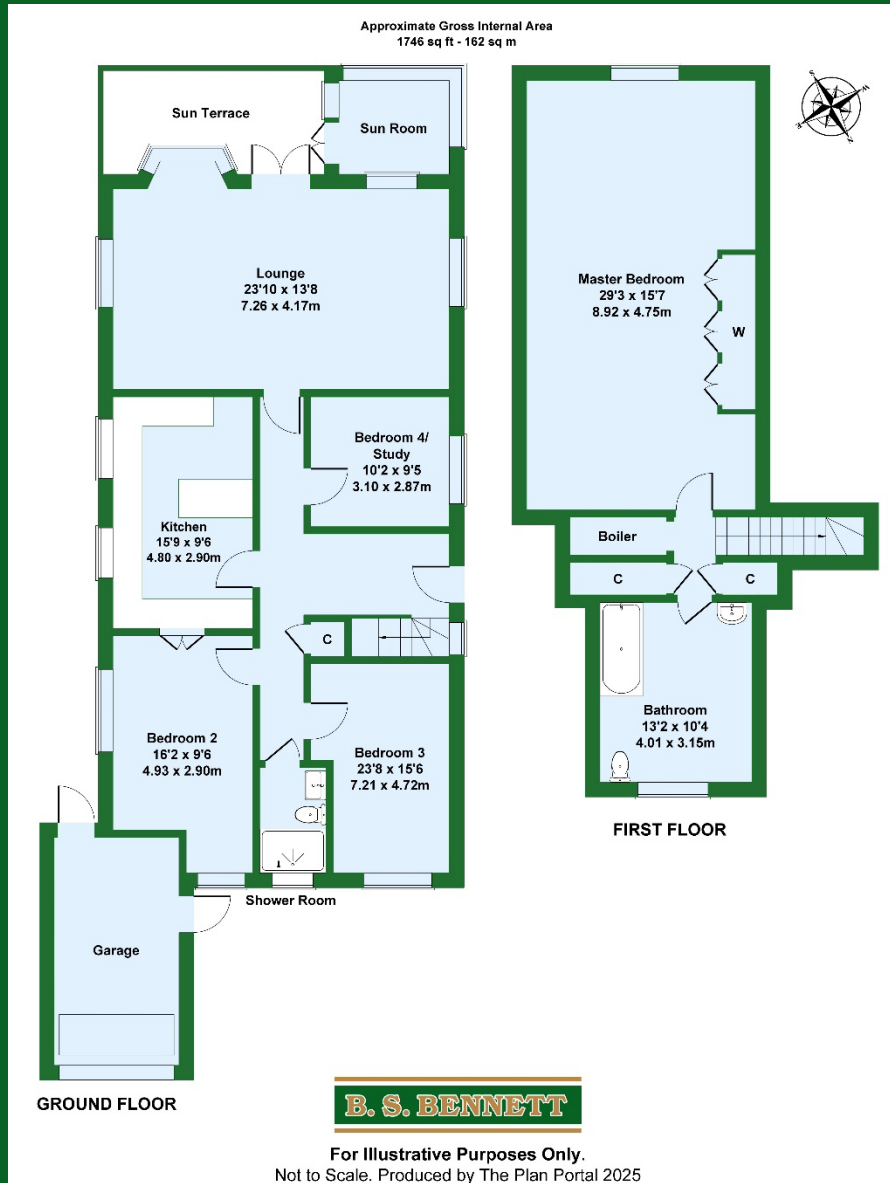
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they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