

# NEVIN & WELLS

*Residential*

Established 2002



**Mafeking Road, Wraysbury, TW19 5AL**

**£570,000 F/H**



Nestled in a peaceful cul-de-sac is this immaculately presented four bedroom, two bathroom semi detached home offering a perfect blend of comfort and convenience featuring spacious living areas, kitchen/diner room, and well appointed bedrooms. Benefits include a beautifully landscaped rear garden, ideal for relaxing or entertaining. A fantastic opportunity to enjoy serene living in a sought after location. No onward chain

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Recessed entrance area with composite double glazed front door to:

- ENTRANCE HALLWAY:** Stairs to first floor, coved ceiling, radiator, solid wood flooring, and doors to all rooms.
- DOWNSTAIRS WC:** Low level WC, wall mounted wash hand basin and tiled flooring.
- KITCHEN/DINING ROOM:** Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted double oven, hob and extractor over, fitted dishwasher, space for other appliances, part tiled walls, tiled flooring. Side aspect double glazed windows and side aspect opaque double glazed window.
- LIVING ROOM:** Radiator, solid wood flooring, rear aspect double glazed patio doors to garden area.
- GROUND FLOOR BEDROOM/GARAGE:** Radiator, laminated wood effect flooring, side aspect double glazed window and door to: -
- EN-SUITE SHOWER ROOM:** Comprising separate shower cubicle with power shower, low level WC, vanity enclosed wash hand basin, fully tiled shower cubicle, part tiled walls, heated towel rail and front aspect double glazed window.
- FIRST FLOOR LANDING:** Access to loft, storage cupboard, laminate wood effect flooring and doors to all rooms.
- BEDROOM ONE:** Built in fitted wardrobes, radiator fitted carpet and rear aspect double glazed window.
- BEDROOM TWO:** Built in wardrobes, radiator, laminate wood effect flooring, front aspect double glazed window.
- BEDROOM THREE:** Radiator, fitted carpet and front aspect double glazed window.
- BEDROOM FOUR:** Fitted wardrobes, laminated wood effect flooring, radiator and rear aspect double glazed window.
- FAMILY BATHROOM:** White three piece suite comprising panel enclosed bath with shower over and glass shower screen, vanity enclosed wash hand basin, low level WC, heated towel rail, part tiled walls, tiled flooring and side aspect opaque double glazed window.

**OUTSIDE**

- LANDSCAPED PRIVATE REAR GARDEN:** **Approximately 75ft.** Large raised and covered patio area with steps down to lawn area, well established flower, shrub and tree borders, external tap, external lighting, built in storage cupboard, enclosed by panel fencing and pathway to: -
- SUMMERHOUSE & STORAGE:** Double insulated brick built summerhouse ideal for living area. Log burning stove, laminated wood effect flooring, front aspect double glazed windows, front aspect double glazed French doors onto decking area and door to storage area offering ample storage for bikes and gardening equipment and double glazed door to side.
- OWN DRIVEWAY:** Providing off street parking for up to four vehicles and gated side access to rear.
- COUNCIL TAX BAND:** E - Windsor and Maidenhead Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

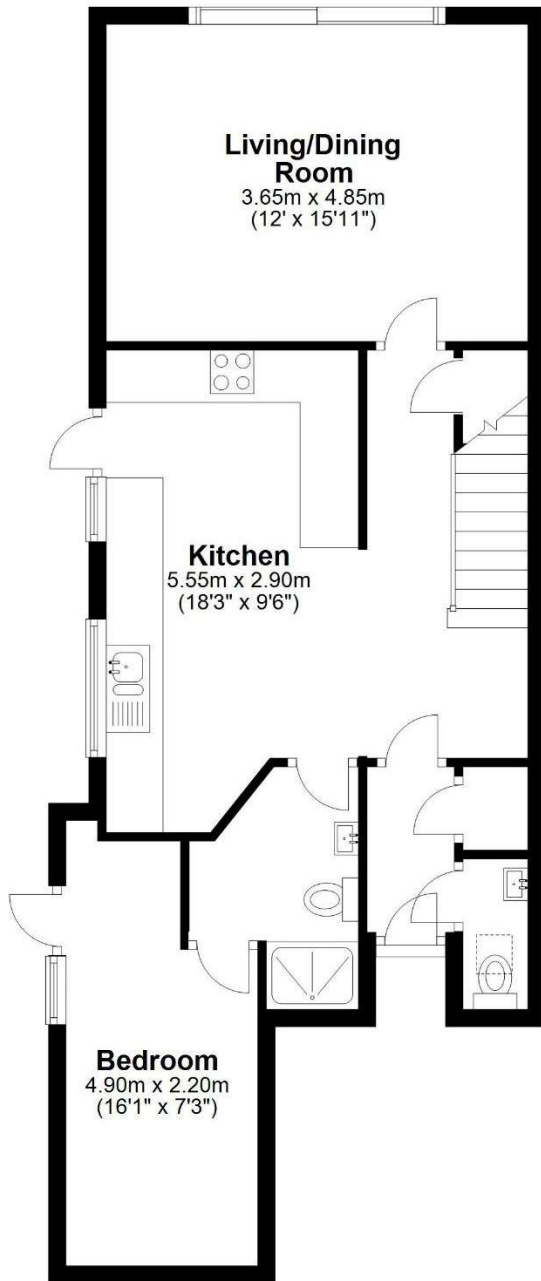


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FLOORPLAN

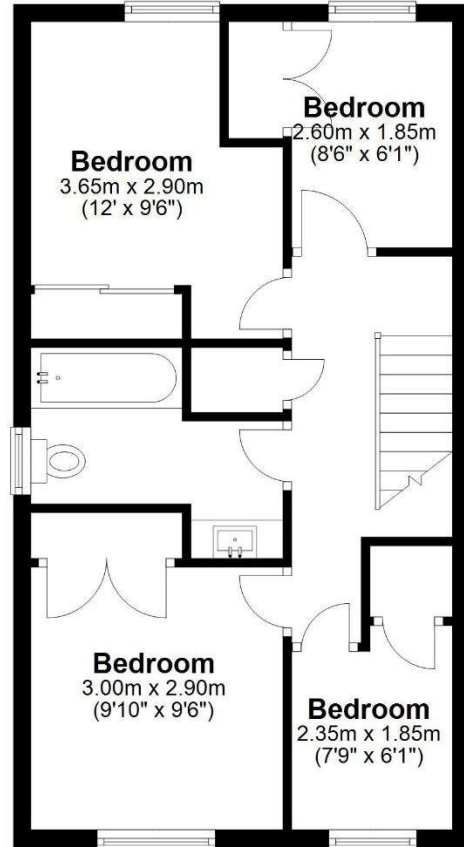
**Ground Floor**

Approx. 61.4 sq. metres (661.3 sq. feet)



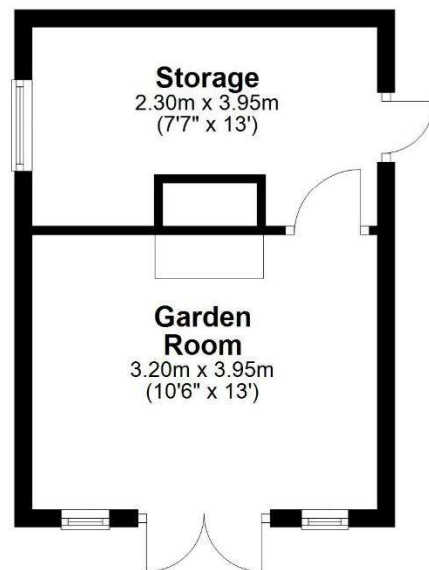
**First Floor**

Approx. 45.0 sq. metres (484.8 sq. feet)



**Garden Room**

Approx. 22.1 sq. metres (238.1 sq. feet)



Total area: approx. 128.6 sq. metres (1384.2 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

16 Mafeking Road Wraysbury STAINES-UPON-THAMES TW19 5AL		Energy rating <b>C</b>
Valid until <b>24 April 2035</b>	Certificate number <b>0300-2574-6440-2625-0951</b>	

Property type Semi-detached house

Total floor area 105 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.