



Wraysbury

Guide price £640,000 *Freehold*

B. S. BENNETT

HIGHLY RECOMMENDED. This delightful four bedroom, two bathroom semi-detached chalet bungalow is situated on a private road in a highly sought-after location, within walking distance of Sunnymeads Railway Station, serving London Waterloo. The accommodation comprises: entrance hall, large living room with bi-folding doors, leading to the dining room with a skylight welcoming natural light, three ground floor bedrooms, modern bathroom, and fitted kitchen with a door leading to the patio area. Upstairs, there is one further bedroom with a shower room. To the rear of the property, the garden extends approximately 100ft and includes a paved patio area. The front features a paved driveway and garden, providing parking for at least four cars, leading to the garage. There is also further scope for extension, subject to planning permission. 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. Energy rating: D

Services:

Mains gas, electricity, water, cesspit.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://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

Web: www.rbwm.gov.uk

Council Tax Band: E

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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.