



**Wraysbury, Berkshire**  
**£440,000 Freehold**

**B. S. BENNETT**

Offered with no onward chain, a two-bedroom, two-bathroom mid-terrace house that has been remodelled in recent years and benefits from a large open-plan living room, modern open-plan kitchen with integrated appliances, and a cloakroom. On the first floor there are two double bedrooms, a modern bathroom and an en-suite to the main bedroom. The easy-to-maintain rear garden has direct access to the large single garage and there is an open-plan front garden. An ideal property for those looking for their first home or those looking to downsize with the added convenience of being a short walk of the village centre. Energy rating: C

#### **Summary:**

Entrance hall | cloakroom | living room | fitted kitchen with integrated appliances\* | 2 bedrooms | en suite shower room | bathroom | garage | front and rear gardens | gas central heating | double glazed windows and doors

\* *includes* – integrated slimline dishwasher, washing machine, fridge, freezer, fitted oven and hob.

#### **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): Standard 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](http://www.rbwm.gov.uk)

Council Tax Band: D

Payable 2025/26: £1,837.71

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# B.S. Bennett Estate Agents

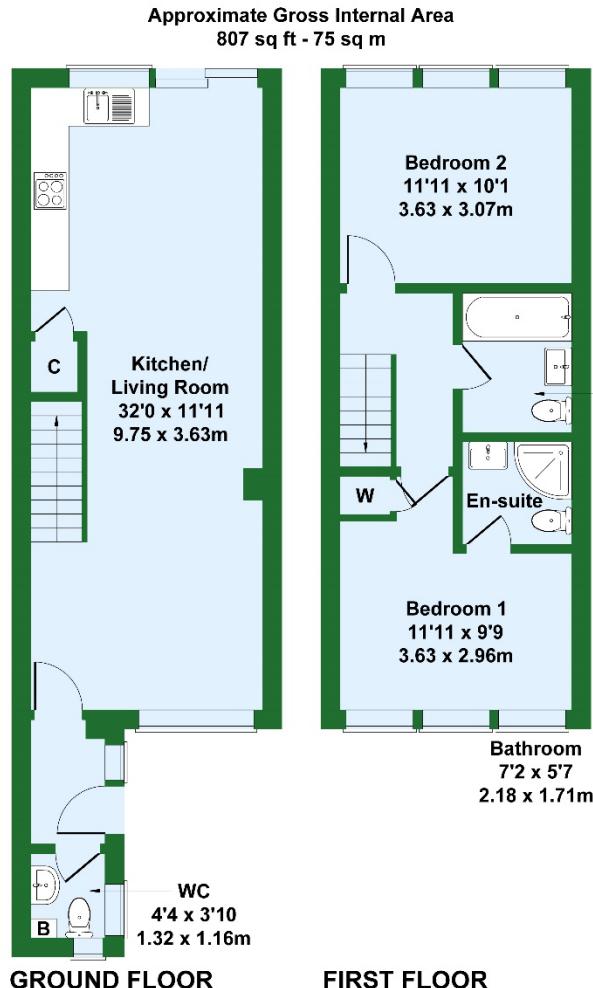
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Not to Scale. Produced by The Plan Portal 2026  
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed 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.