



Wraysbury

Guide Price £365,000

A rare opportunity to purchase this well presented FREEHOLD mid-terrace shop with a self-contained one bedroom flat above, situated in the heart of Wraysbury Village. The ground floor comprises a main shop area, kitchen and W.C., with rear access and off-street parking for two cars. The first floor flat offers a lounge, bedroom, kitchen and bathroom. Conveniently located within a short walk of Wraysbury Railway Station, which provides services to London Waterloo in approximately 45 minutes, this property represents an ideal investment opportunity. Energy Ratings – Shop: C | Flat: D

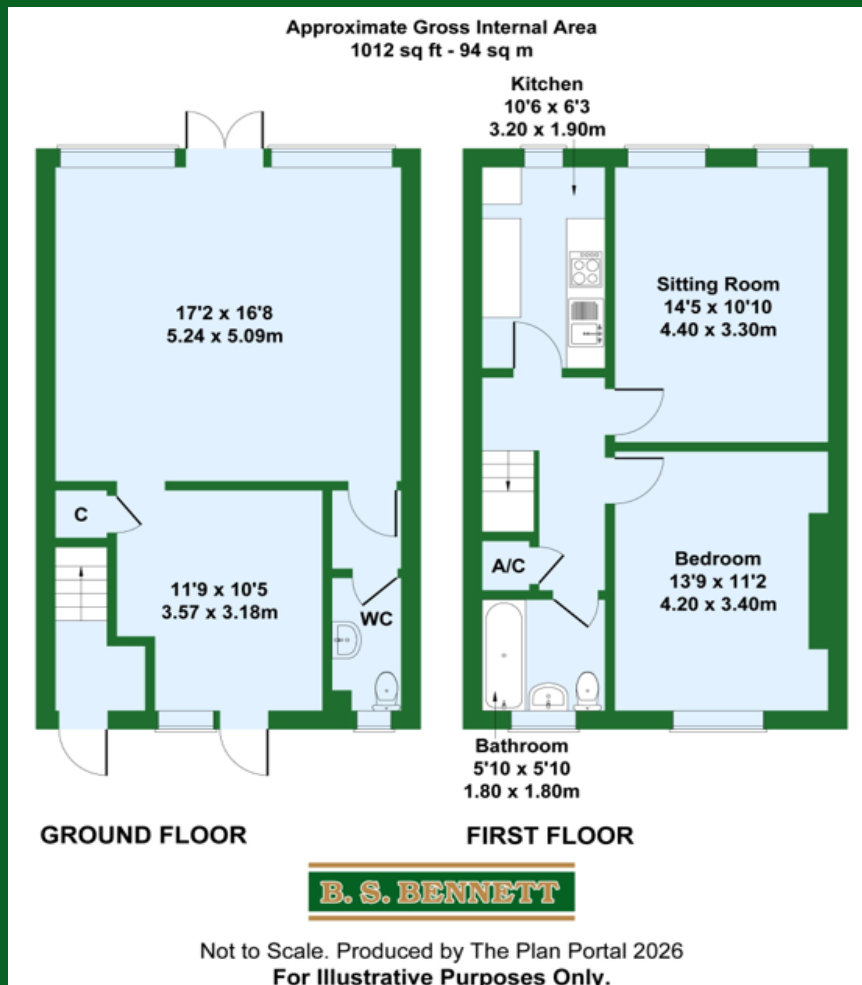


B.S. Bennett Estate Agents

2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS
t: 01784 483839 e: post@bsbennett.co.uk

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**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 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, private drainage.

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

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

Web: www.rbwm.gov.uk

Council Tax Band: B

Payable 2026/27: £1536.84

Shop rateable value - £11,000 per annum.

Enquires:

Strictly via B.S. Bennett Estate Agents 2 Staines Road, Wraysbury, Staines, Middlesex TW19 5BS

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