



56 Wraysbury Gardens, Staines Upon Thames, Surrey, TW18 4US

Quick Summary

Tenure: Freehold

Guide Price:	£600,000 to £612,5000
Property Type:	Town House
Beds:	4/5
Baths:	3
Reception Rooms:	2
Council Tax Band:	F

Features

3 Storey Townhouse on a Private Development of Select Homes	Sought After Setting
Four / Five Bedrooms with Two En-Suites	Close Proximity to River Wraysbury
Master Bedroom with Ensuite & Wardrobes	Sitting Room With Beautiful Balcony
Landscaped Rear Garden	Residents Management Association
	Off Road Parking & Double Garage

Property Description

Located in the heart of Staines Upon Thames on an often sought after estate amongst similar type homes, many buyers will undoubtedly be drawn to the setting, location and features of this particular property. Offering a double garage, this particular home is one you will not want to miss.

A particular feature of this picturesque home is the rear garden with a Pergoda, providing an outdoor setting that might be considered perfect for those looking for al-fresco entertainment late into the evenings. Due to the position of the rear garden, a beautiful setting has been created to ensure the outdoor space is a real feature. The current owners have proudly spent many hours creating an area that both they and family/friends have enjoyed with immense pleasure throughout their ownership living here.

Internally the versatile accommodation offers a range of possibilities, all serving to provide appeal for a wide range of buyers. Set over 3 floors, you will find a kitchen/dining room on the ground floor with a further dining room that could be used as a bedroom. A study or further bedroom is also offered with a ground floor shower room being located off the main hallway.

Another fine feature of this home is a beautiful balcony sitting just off the main sitting room on the first floor. Overlooking Wraysbury River, all year round views embrace the differing seasons on yet another level. For many, the exceptional detail & thoughtful design of the estate will be noted for the original designs of the location in which it sits. A principal bedroom offers a built-in double wardrobe with private ensuite facilities with vistas that many will find hard to beat. The room is spacious, light and for many; 'highly appealing'.

Located on the upper floor, a further bedroom often chosen as an intermediate principal bedroom due to the small room adjacent that might be used as a cot room/(occasional bedroom) due to its size will likely appeal to young families or those thinking of the future. The larger room offers built-in wardrobes, an ensuite and a skylight window that maximises light.

Externally the property offers the huge advantage of a double garage with twin doors and rear access from the garden.

Continued:

Recently re-decorated prior to being launched for sale, the owners have ensured this home is presented in a way that is bound to appeal to many buyers looking for a home that is key ready and a range of exciting features just moments from Staines Upon Thames town centre.

NOTE: Wraysbury Gardens is a well tended development that is maintained by a residents association. The current owners attend an annual residents meeting, which they believe has provided them a lifestyle where a certain degree of community is yet another fine feature many buyers will also enjoy & participate in.

Annual Service Charge: £310 - (2026) For Maintenance of Wraysbury Gardens communal areas.

COUNCIL TAX BAND: D (London Borough of Hounslow)

EPC: D

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The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

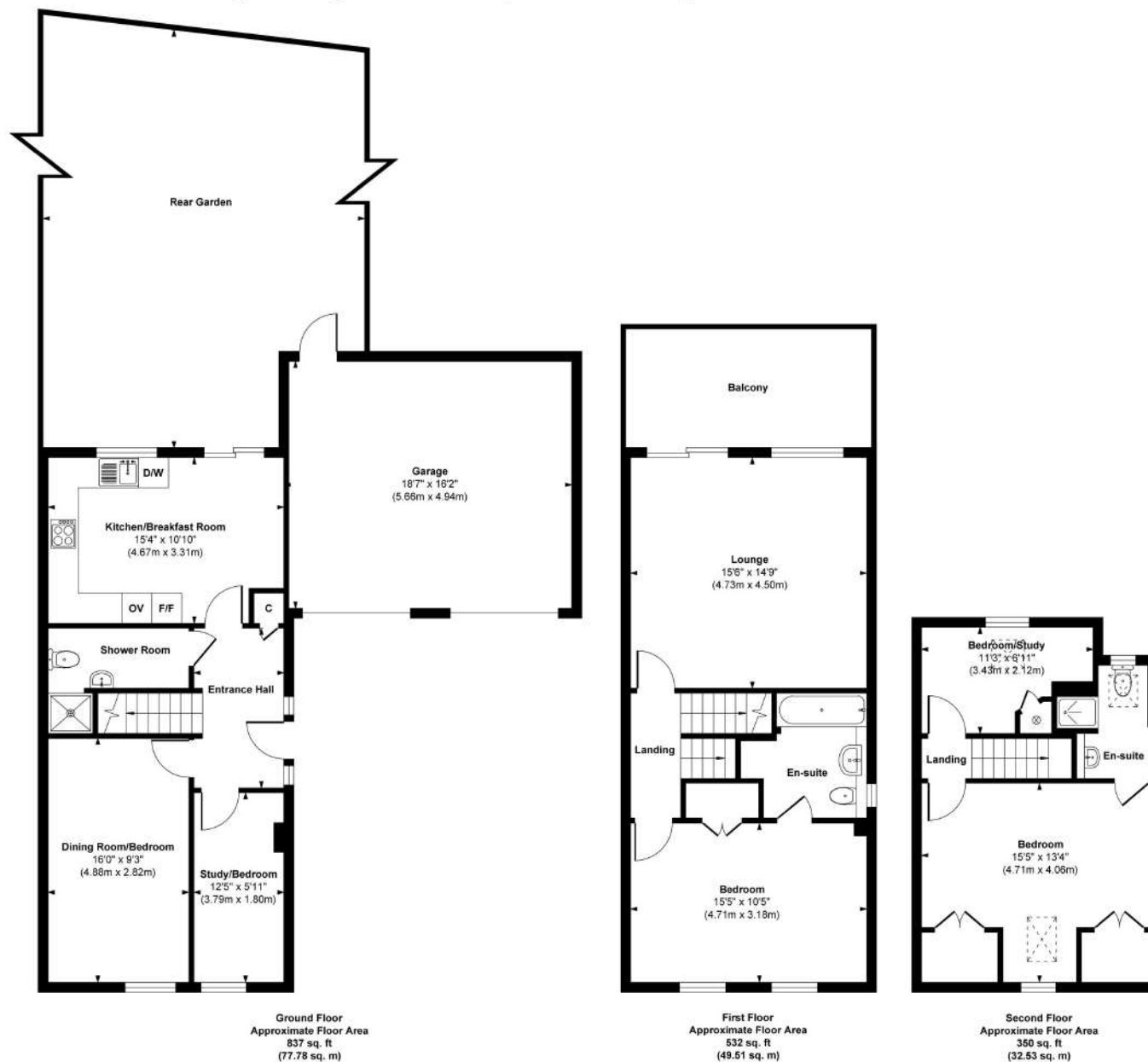
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OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.

Wraysbury Gardens, Staines Upon Thames - TW18



Approx. Gross Internal Floor Area 1719 sq. ft / 159.82 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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