

49 Wraysbury Gardens, Staines-upon-Thames

OFFERS IN EXCESS OF £530,000

49 Wraysbury Gardens, Staines-upon-Thames, TW18 4US

Occupying perhaps the best position within the popular Wraysbury Gardens development on the edge of Staines-upon-Thames, this beautifully presented three/four-bedroom townhouse offers spacious and highly versatile accommodation arranged over three well-planned floors, overlooking woodland!

Located just moments from the Two Rivers Shopping Centre, town centre, excellent transport links and a wide range of amenities, the property is perfectly suited to growing families, professionals looking for the flexibility of working from home or those seeking good sized flexible living space.

The ground floor accommodation features a lovely kitchen/dining room with an excellent range of fitted units, appliances and generous work surfaces, complemented by a window and patio doors opening onto the secluded rear garden making this a good entertaining space. A study at the front should prove popular, as will a shower room incorporating a useful utility area further enhancing the flexibility of the accommodation.

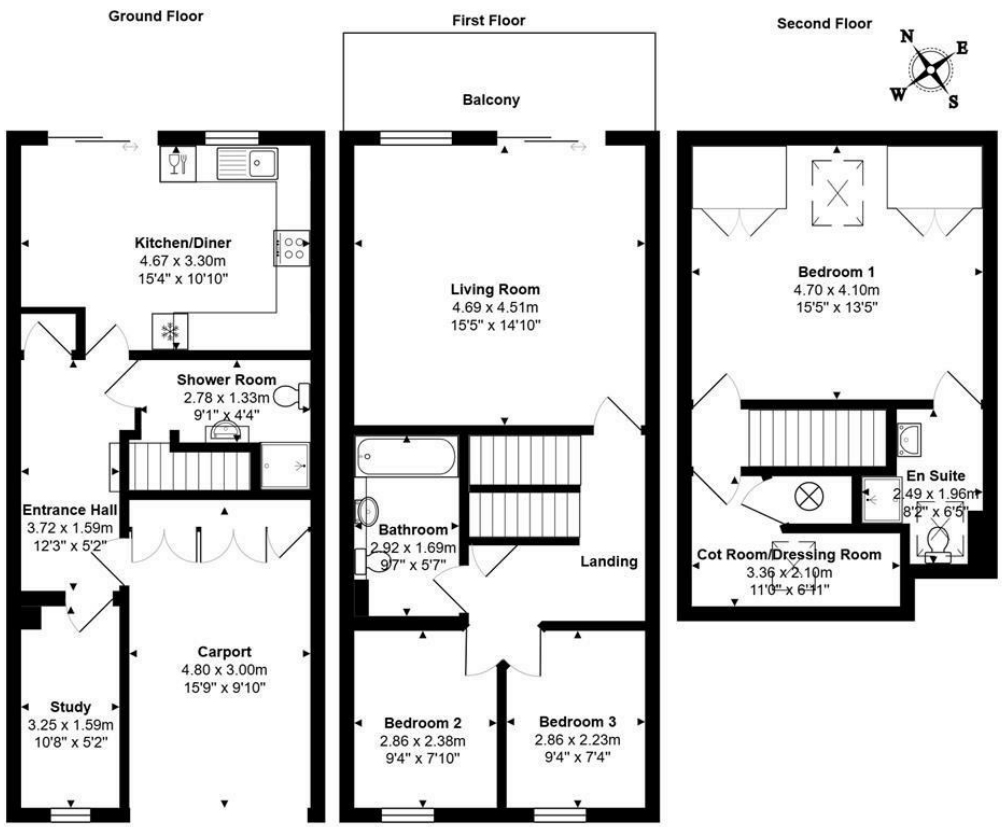
The first floor is centred around an impressive living room opening onto an attractive balcony overlooking the rear garden and woodland beyond, creating the perfect place to relax. Also on this level are two good sized bedrooms and a spacious bathroom. The top floor offers the scope of a complete master suite with a large double bedroom with a good en suite shower room with an additional room that could easily be utilised as a nursery, dressing room or home office.

Outside, the property benefits from a low-maintenance rear garden with access onto a woodland pathway adjacent to the River Wraysbury, whilst the front has a private driveway for 2-3 cars, including the integral carport with fitted storage. Combining generous living space, adaptable accommodation and a highly convenient yet peaceful location, this exceptional townhouse represents an outstanding opportunity to acquire a superb family home close to everything Staines-upon-Thames has to offer. EPC Rating: D.





Floor Plan



Total Area: 133.2 m² ... 1433 ft²





Features

- Superb Townhouse
- 3/4 Bedrooms
- 3 Bath/Shower Rooms
- Superb Underfloor & Ceiling Heating
- Woodlands Views
- 5-6 minute walk of Two Rivers
- 2/3 Receptions
- Kitchen/Diner
- Secluded Garden
- Carport/Parking for 2/3 cars

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Tenure - Freehold Council Tax Band - F

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