



FOR SALE • DETACHED BUNGALOW

Park Avenue

Wraysbury, TW19 5EU

£630,000 (Offers In Region Of)



3

BEDROOMS

2

BATHROOMS

1,545

SQ FT

Bungalow

PROPERTY TYPE

The Property

PARK AVENUE, WRAYSBURY · TW19 5EU

Hiltons Estates are delighted to present this charming detached bungalow located in the desirable village of Wraysbury, just 0.5 miles from Sunnymeads Train Station, offering excellent commuter links.

The property boasts three spacious double bedrooms, including a master suite with walk-in wardrobe and en-suite, and a second bedroom featuring its own dressing room. A generous lounge/diner with direct access to the garden creates the perfect family and entertaining space, complemented by a modern fitted kitchen and family bathroom.

Externally, the property offers a well-maintained rear garden laid to lawn with a patio terrace, ideal for relaxation and outdoor dining. To the front, there is ample off-street parking with a double garage and gravel driveway.

This beautifully presented bungalow combines space, comfort and convenience in a highly sought-after location. Internal viewings are highly recommended.

Key Features

- Charming Three Bedroom Detached Bungalow
- Master Suite With Walk-In Wardrobe & En-Suite
- Second Bedroom With Own Dressing Room
- Generous Lounge/Diner With Garden Access
- Modern Fitted Kitchen & Family Bathroom
- Well-Maintained Rear Garden With Patio Terrace
- Double Garage & Gravel Driveway Parking
- 0.5 Miles From Sunnymeads Station



LOUNGE



DINING ROOM



KITCHEN



HALLWAY

Bedrooms

PARK AVENUE, WRAYSBURY · TW19 5EU



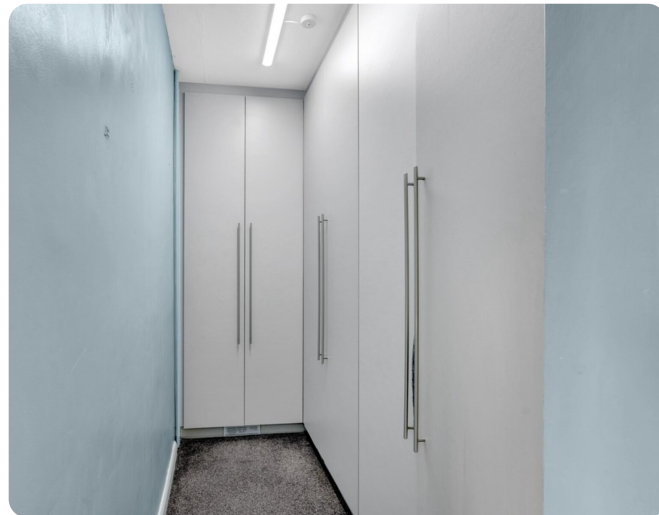
BEDROOM ONE — PRINCIPAL SUITE



BEDROOM TWO



BEDROOM THREE



WALK-IN WARDROBE

Bathrooms

PARK AVENUE, WRAYSBURY · TW19 5EU



EN-SUITE

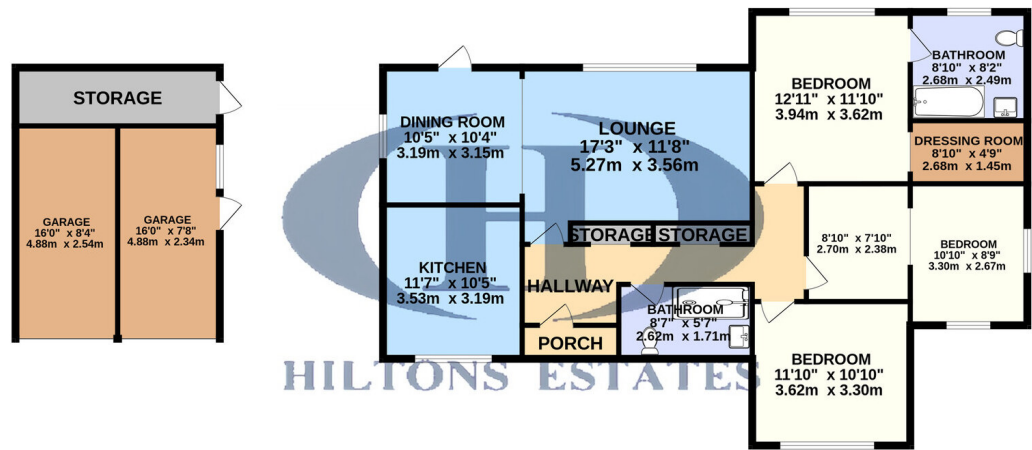


FAMILY BATHROOM

Floor Plan & Dimensions

PARK AVENUE · APPROX. 1,545 SQ FT

GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1545sq.ft. (143.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground floor · not to scale

Ground Floor

Lounge	17'3" x 11'8"
Dining Room	10'5" x 10'4"
Kitchen	11'7" x 10'5"
Bathroom	8'7" x 5'7"
Bedroom One	12'11" x 11'10"
En-Suite	8'10" x 8'2"

Ground Floor (cont.)

Dressing Room	8'10" x 4'9"
Bedroom Two	10'10" x 8'9"
Bedroom Three	11'10" x 10'10"
Garage	
Garage One	16'0" x 8'4"
Garage Two	16'0" x 7'8"
Total (House)	1,545 sq ft / 143.5 m²

Further Information

PARK AVENUE, WRAYSBURY · TW19 5EU



REAR EXTERIOR



DOUBLE GARAGE

Key Information

Accommodation Lounge · dining room · fitted kitchen · three bedrooms · en-suite · family bathroom · dressing room

Floor Area approx. 1,545 sq ft / 143.5 m² · **Type** Detached bungalow

Outside Rear garden laid to lawn with patio terrace. Double garage and gravel driveway to the front providing off-street parking. Tenure to be confirmed and verified by your solicitor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Current 65 (D) · Potential 82 (B)

Arrange a Viewing

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Agents Note: These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.