



Wraysbury, Berkshire
£850,000 *Freehold*

B. S. BENNETT



An attractive, cottage style detached family home set within a generous 0.22 acre plot, featuring a superb 43m (140ft) easterly facing rear garden with a distant lake view. Ideally located within walking distance of Sunnymeads Station, providing direct services to London Waterloo. The accommodation comprises an entrance hall, cloakroom, a double-aspect sitting room open plan to the dining room, an impressive conservatory, a fitted kitchen, and a ground floor bedroom. On the first floor, there is a principal bedroom with an en-suite shower room, two further bedrooms, and a four-piece family bathroom. Outside, the mature easterly facing rear garden offers a large lawn, established planting, and a patio terrace. To the front, there is driveway parking for several vehicles, along with an additional side driveway leading to a detached garage. The property is offered with vacant possession and no onward chain. Energy Rating: D.

Summary:

entrance hall | cloakroom | sitting room | dining room | kitchen | conservatory | 4 bedrooms | principal bedroom with en -suite | family bathroom | 43 m (140 ft) easterly facing rear garden | detached garage | driveway parking | gas central heating | double glazed windows

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 Sunnymeads and Wraysbury stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Services:

Mains electricity, gas, water and private drainage.

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

For mobile voice and data coverage: <https://checker.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: G

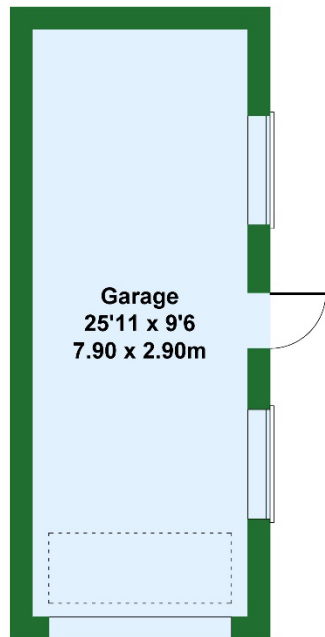
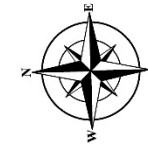
Payable 2026/27: £3,293.19



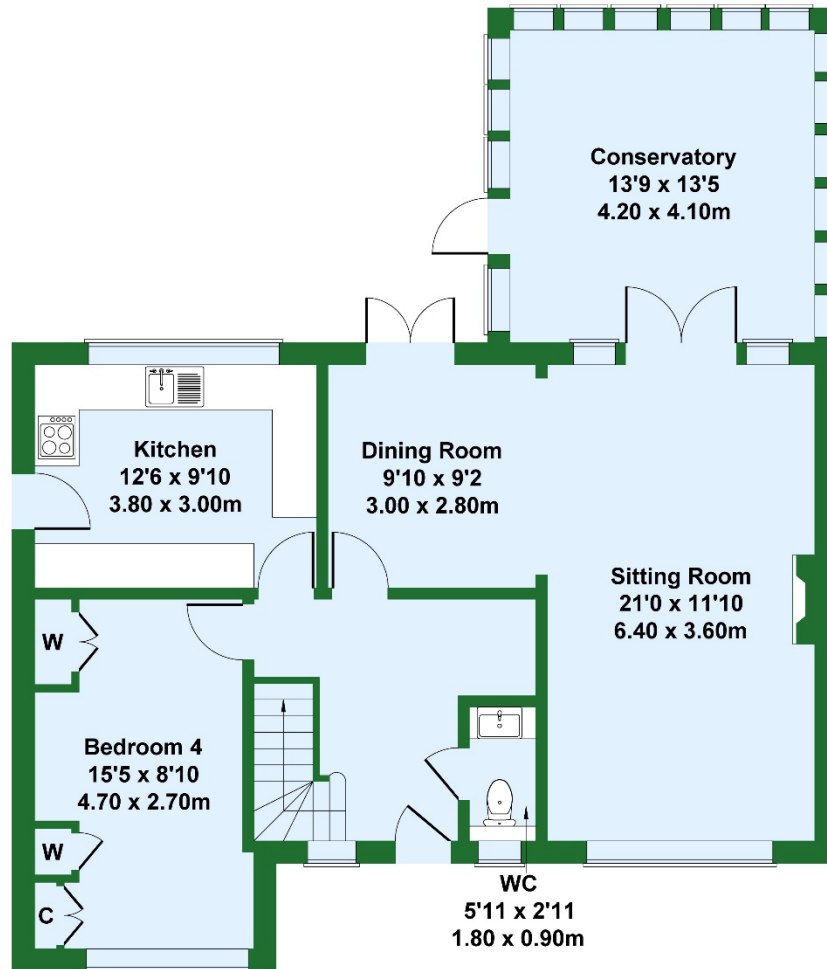




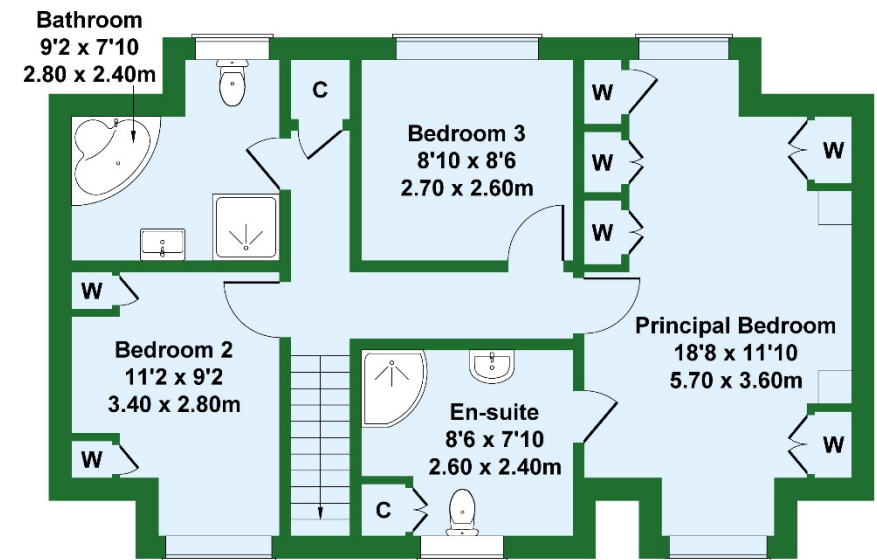
Approximate Gross Internal Area
1884 sq ft - 175 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

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Not to Scale. Produced by The Plan Portal 2026
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