



Wraysbury

Guide Price £695,000 *Freehold*

B. S. BENNETT

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An excellent opportunity to acquire this four bedroom detached family home which is in need of modernisation and offered with vacant possession. The ground floor accommodation includes entrance hall, lounge 7.15m (23ft), kitchen, dining room, family bathroom. On the first floor there are four bedrooms and a shower room. Situated on a good size plot (0.215 acres) with a westerly facing garden extending approximately 42m (140ft). To front garden is mainly laid to lawn with a driveway leading down to the side and rear of the property. POTENTIAL FOR REDEVELOPMENT OR TO EXTEND (subject to planning permission). Energy rating: D

Summary:
entrance hall | lounge | kitchen | dining room | family bathroom | four first floor bedrooms | shower room | rear garden | large shed & summer house | own driveway parking with side and rear access for cars | gas central heating

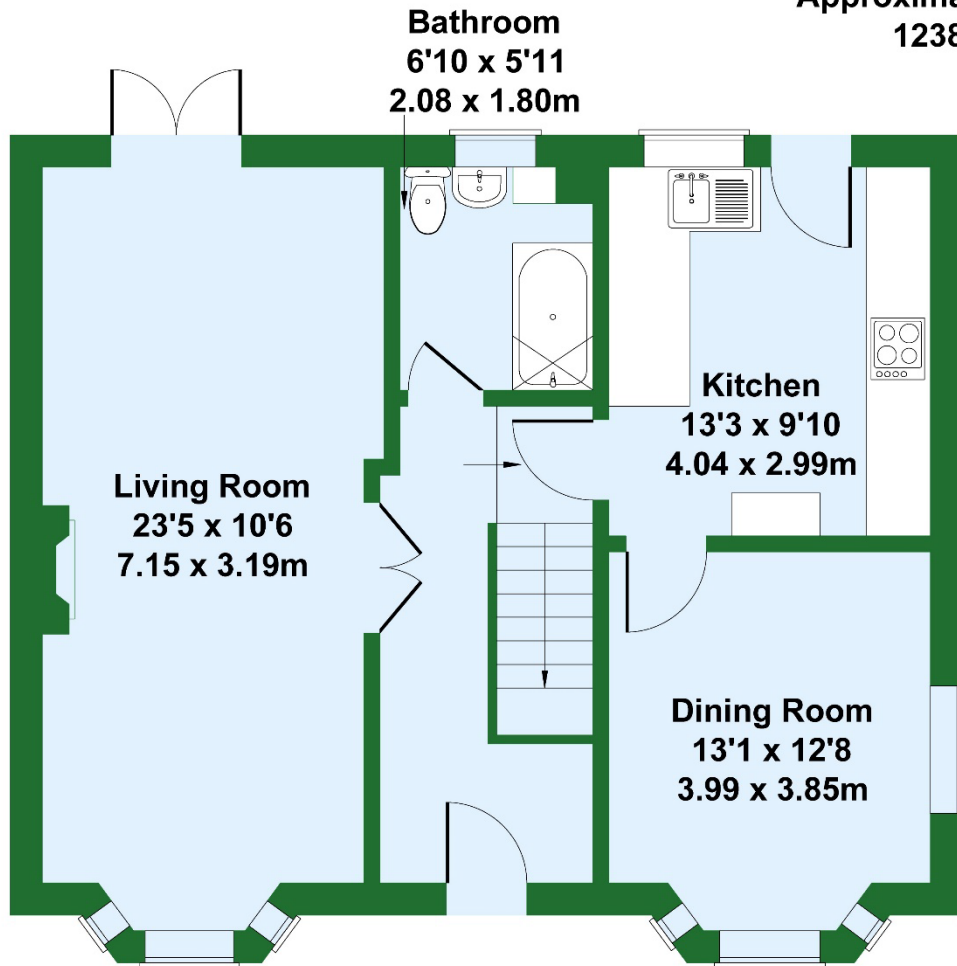
Location:
Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional 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 gas, electricity, water, private drainage. Gas fired central heating.
Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre. For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

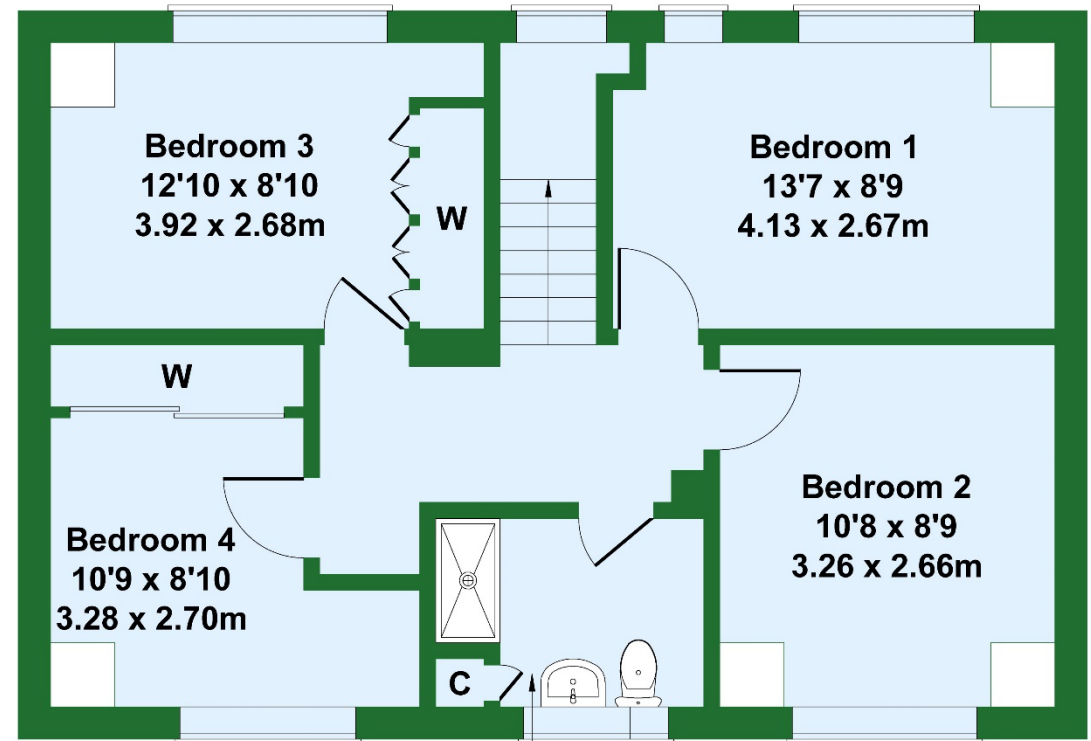
Local Authority:
Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF.
Telephone 01628 798888 Web: www.rbwm.gov.uk
Council Tax Band: F Payable 2026/27: £2854.11



Approximate Gross Internal Area
1238 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.