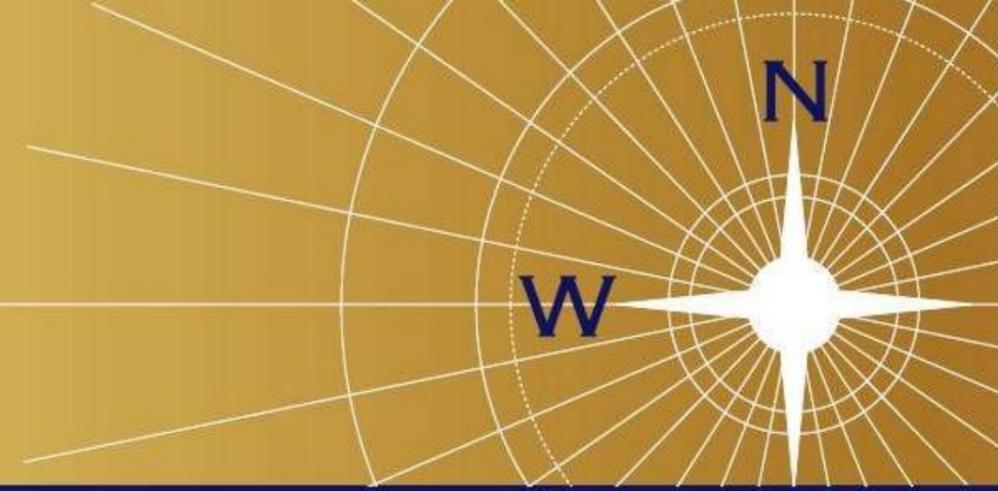


# NEVIN & WELLS

*Distinctive Homes*

Established 2002



**Hythe End Road, Wraysbury, TW19 5AP**

**O.I.E.O £925,000 F/H**

## Hythe End Road, Wraysbury, Middlesex, TW19 5AP

### DESCRIPTION:

Enjoy idyllic riverside living in this superb four bedroom home in Wraysbury, complete with some 15m (50ft) direct river frontage and private mooring. Securely positioned behind electric gates with a double integral garage and extensive driveway parking for numerous vehicles. This family home offers well planned living space/ the first floor comprises four bedrooms, including the principal bedroom with an en-suite and dressing area and a family bathroom. The ground floor is designed for modern living with a large open plan lounge leading out to the riverside terrace and opening to the dining room, further study/reception, contemporary fitted kitchen, practical utility room and cloakroom. Set on a generous plot with South Westerly facing riverside garden being a true highlight with its raised terrace that leads to the lawned area and mooring.

### SUMMARY:

Entrance porch, entrance hall, cloakroom, riverside lounge, dining room, study/reception, kitchen/breakfast room, utility room, four bedrooms, dressing room and en-suite, family bathroom, double integral garage, workshop/store, gas central heating, double glazed windows, extensive driveway parking, South Westerly facing garden, 15m (50ft) private mooring, all set behind electric gate.

### LOCATION:

Just a short drive to the centre of Wraysbury village with all the amenities that one could ask for, including charming country pubs, local post office/convenience store, dry cleaners, pharmacy, hardware shop, newsagent, The Kitchen Café 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. Also, just a short drive of Staines town centre, which provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Staines stations providing direct links into Windsor and London Waterloo, together with easy access of motorways M25, M4, M3 and London Heathrow Airport.

### SERVICES:

Main gas, electricity, water, mains drainage.  
Broadband availability (according to Ofcom.org.uk): standard, superfast and Ultrafast full fibre.

### PLEASE NOTE:

We have been advised that there is an annual payment to the Residents Association towards the upkeep of the locality. Amount to be confirmed by the sellers

### COUNCIL TAX BAND:

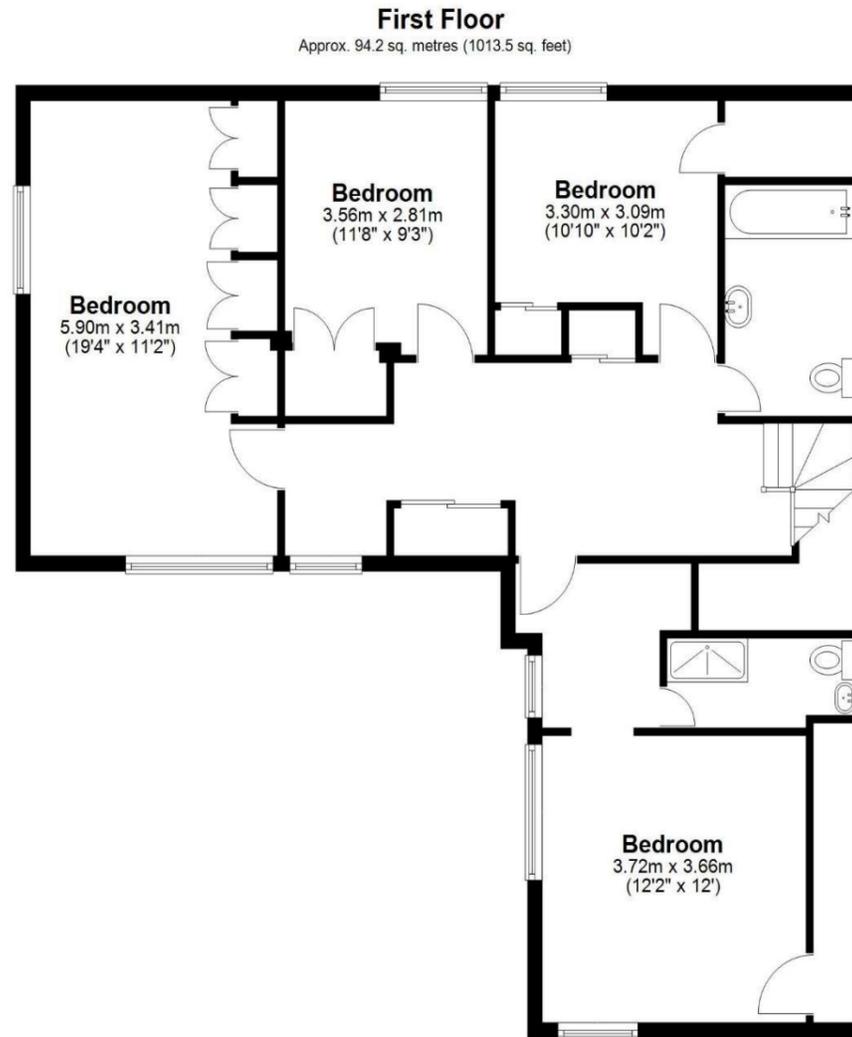
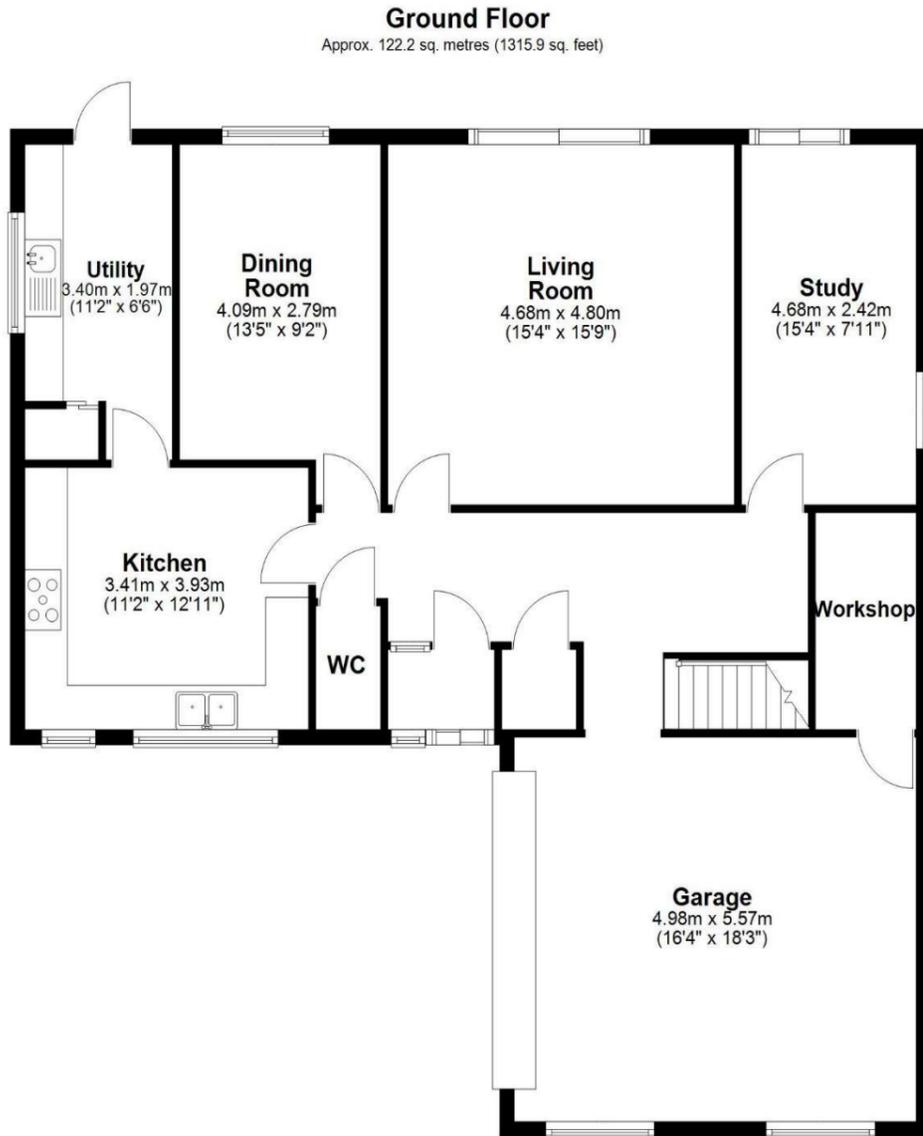
G - Royal Borough of Windsor and Maidenhead

### VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



## FLOORPLAN



Total area: approx. 216.4 sq. metres (2329.3 sq. feet)

## EPC

72a Hythe End Road  
Waysbury  
STAINES-UPON-THAMES  
TW19 5AP

Energy rating  
**D**

Valid until  
**1 September 2034**

Certificate number  
**2173-3041-1208-5654-2200**

Property type	Detached house
Total floor area	186 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

