



**Wraysbury**  
**£735,000** *Freehold*

**B. S. BENNETT**

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We are pleased to offer this extremely well presented five bedroom, five bathroom detached family home which offers modern and spacious accommodation throughout. Arranged over three floors and measuring approximately 202 sq m (2174 sq ft) and also includes entrance hall, modern fitted kitchen, large 9.2m (30 ft) living/dining room with wood burner and bi-folding doors leading out to the decked terrace. There is also a fully tiled wet room on the ground floor. On the first floor there are four double bedrooms, two en suite shower rooms and a large four piece family bathroom. On the second floor there is a spacious main bedroom suite with a fitted en suite shower room and separate dressing room. Outside there is a secluded and easy to maintain rear garden, block paved driveway providing parking for up to four cars and an integral garage. Located just a short walk from the village centre and Wraybury Station that serves Windsor and London Waterloo. EPC Rating: C



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## The Accommodation:

entrance hall | wet room | fitted kitchen | large living & dining room | 5 double bedrooms | main bedroom with en suite and dressing room | 2 further en suite shower rooms | family bathroom | garden with timber deck area | integral garage | driveway parking for 4 cars

## Other Benefits and Features:

◆ Gas central heating with underfloor heating to the ground floor ◆ Heat recovery system which provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements ◆ Water softener ◆

## Location:

Wraysbury is a thriving village with all the amenities that one could ask for including charming country pubs, local post office, dry cleaners, pharmacy, hardware shop, newsagent, Italian Deli 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 Wraysbury and Sunnymeads stations providing direct links into Windsor & London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

## Local Authority:

Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628798888 Website: <https://www.rbwm.gov.uk>

Council Tax Band: G Payable 2021/22: £2,461.14



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# B.S. Bennett Estate Agents

2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

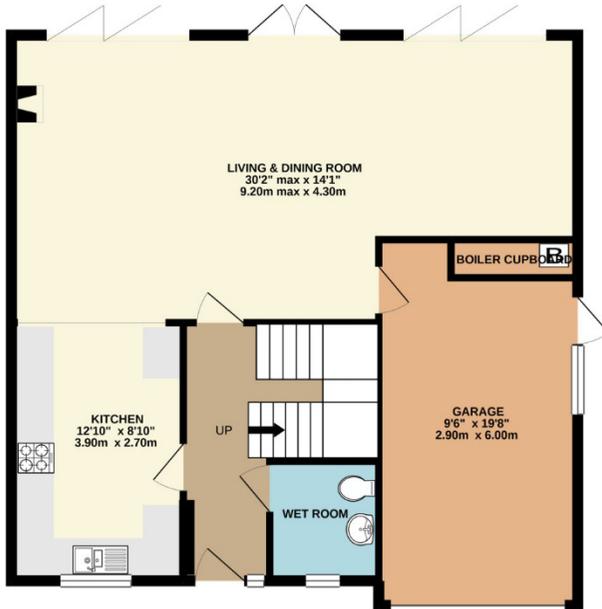
t: 01784 483839 e: post@bsbennett.co.uk

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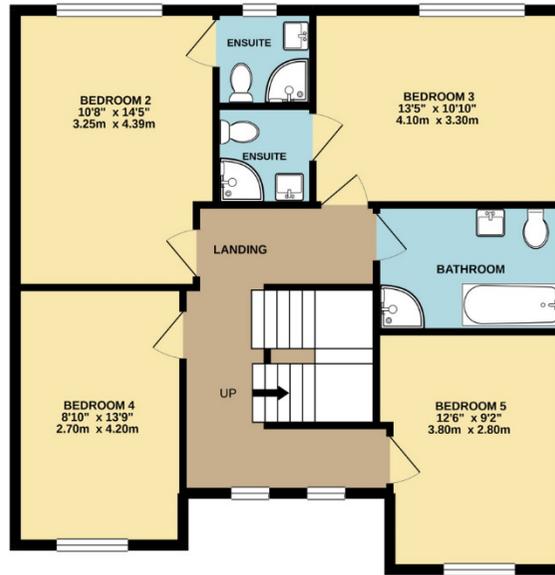


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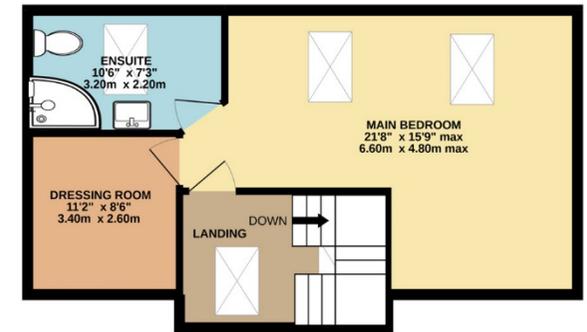
GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



2ND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 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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**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.