



Wraysbury, Berkshire
Guide Price £750,000 *Freehold*

B. S. BENNETT

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A well maintained three bedroom detached bungalow that offers further scope for improvement or to extend, subject to planning permission. Situated in one of Wraysbury's most sought after locations, being tucked away down a quiet lane, yet within easy reach of the village centre and Wraysbury Primary School. The accommodation comprises entrance porch, entrance hall, lounge, kitchen/diner, utility room, cloakroom, three double bedrooms and a four piece bathroom suite. The large mature south-westerly rear garden extends approximately 137ft (41m) in length. There is an extensive in/out gravel driveway to the front providing parking for several cars and a large lean to attached to the side of the property that extends some 7.4m. NO ONWARD CHAIN. Energy rating: D



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Summary:

entrance porch | entrance hall | lounge | kitchen/diner | utility room | cloakroom | 3 double bedrooms | bathroom | 137ft (41m) rear garden | in/out driveway | 7.4m lean to | gas central heating | mostly double glazed

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 Wraysbury and Sunnymeads stations providing direct links into Windsor and 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 01628 798888

Web: www.rbwm.gov.uk

Council Tax Band: F

Payable 2022/23: £2,209.85

Viewing:

Strictly by appointment only via B.S. Bennett Estate Agents. Telephone: 01784 483839



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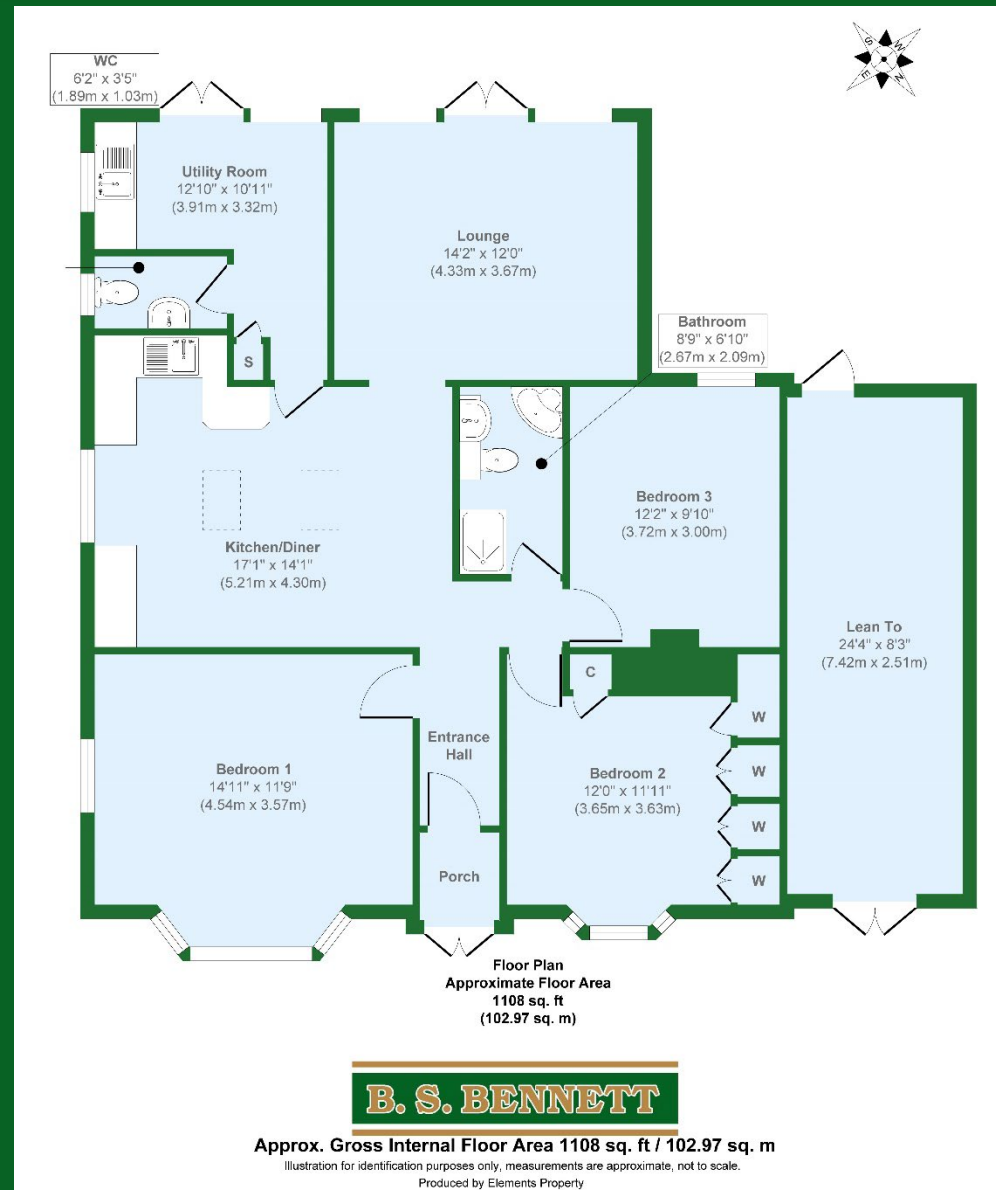
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they 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.