



177 Coppermill Road, Wraysbury, Berkshire TW19 5NX

Offers in Excess of £750,000 *Freehold*

B. S. BENNETT

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Offered to the market is this extremely well presented modern five bedroom, three bathroom detached family home situated within walking distance of Wraysbury Mainline station. The property has been extended and remodelled in recent years by the present owners. The ground floor is fully tiled with underfloor heating with a good size entrance hall, open plan kitchen and living room with bi-folding door leading out to the rear garden, utility room, separate sitting room, two ground floor bedrooms and shower room. The first floor comprises principal bedroom with en suite bathroom, two further bedrooms and shower room. Outside the south easterly facing rear garden extends approximately 40m (130 ft) with large outbuilding (potential annexe) and to the front the gravelled driveway provides parking for several cars. **HIGHLY RECOMMENDED.** Energy rating: C



Summary:
5 bedrooms | | open plan fitted kitchen and living room | 3 bathrooms | separate sitting room | utility room | large rear garden | driveway parking | large outbuilding | 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 Wraysbury station 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: E (Improvement Indicator)
Payable 2023/24: £1,977.14

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B.S. Bennett Estate Agents

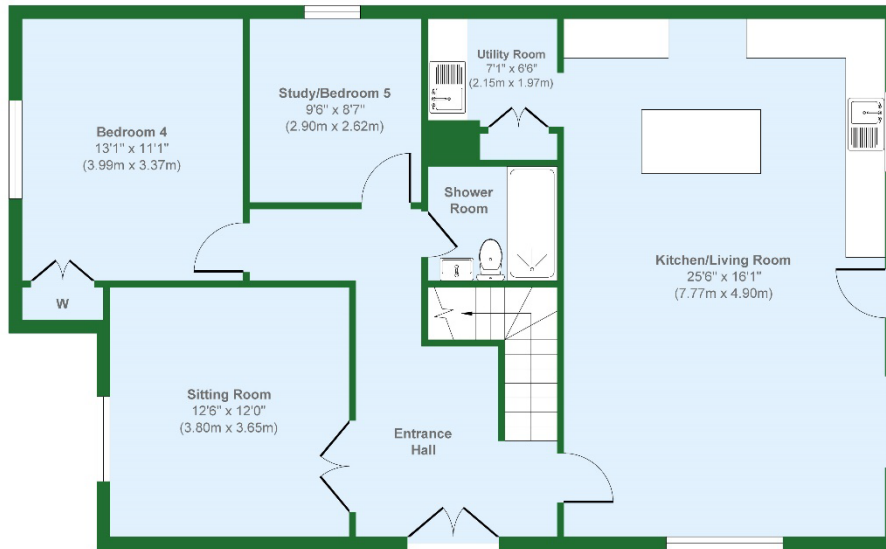
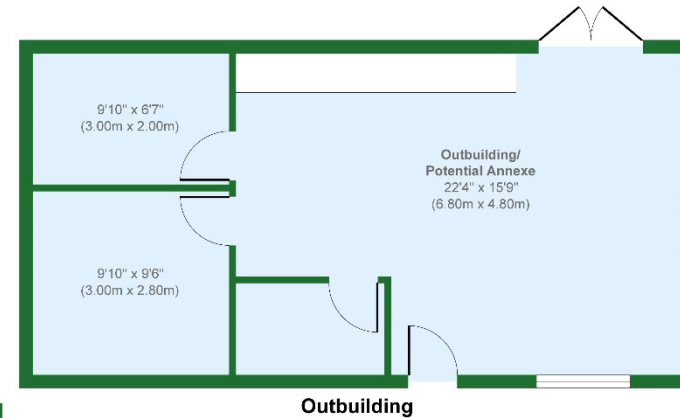
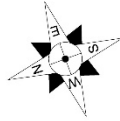
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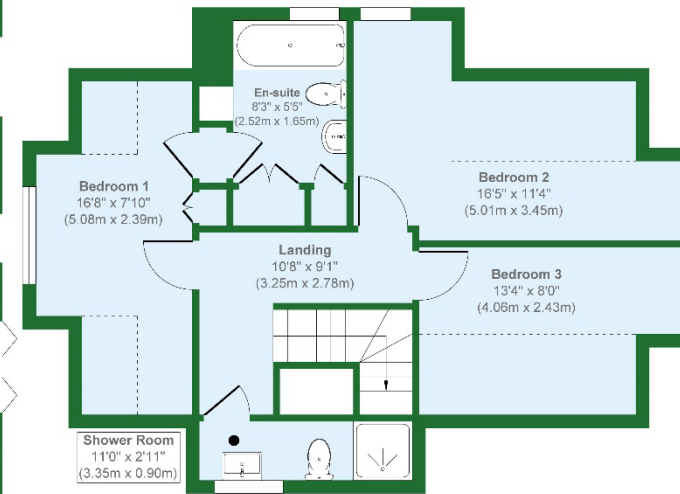
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Ground Floor
Approximate Floor Area
1070 sq. ft
(99.41 sq. m)



First Floor
Approximate Floor Area
574 sq. ft
(53.29 sq. m)

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Approx. Gross Internal Floor Area 1644 sq. ft / 152.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.