



**Wraysbury**

**£1,400 Per calendar month**

**B. S. BENNETT**



**Offered for rental is this spacious one bedroom detached property. The property is set within gated grounds which forms part of a larger property. Internally, the entrance hall gives access to the large lounge, fully fitted kitchen, dining room/study, and bathroom. On the first floor the double bedroom has extensive built in storage and an ensuite shower room. The property is presented beautifully throughout and would make a delightful home. All utilities are paid for by the tenant apart from the gas which is included within the monthly rent. Available from 18th November 2023. Council Tax Band: C. Energy rating C.**

### **Summary:**

1 double bedroom | good size lounge | fitted kitchen with appliances | dining room | en suite shower room | bathroom | small garden area | Decking area | part furnished



### 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.

### Deposit:

5 weeks rent which is £1615.00 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes.

### Local Authority:

Royal Borough of Windsor & Maidenhead.

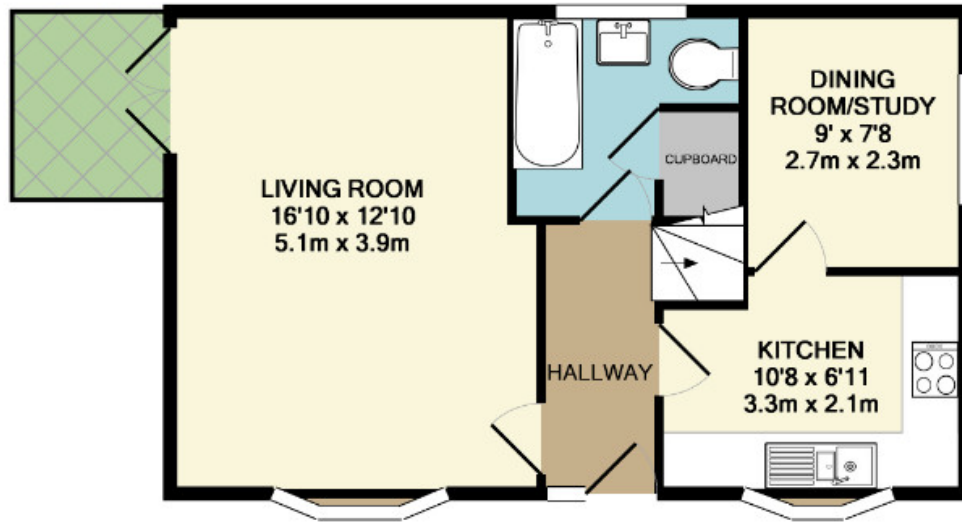
Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

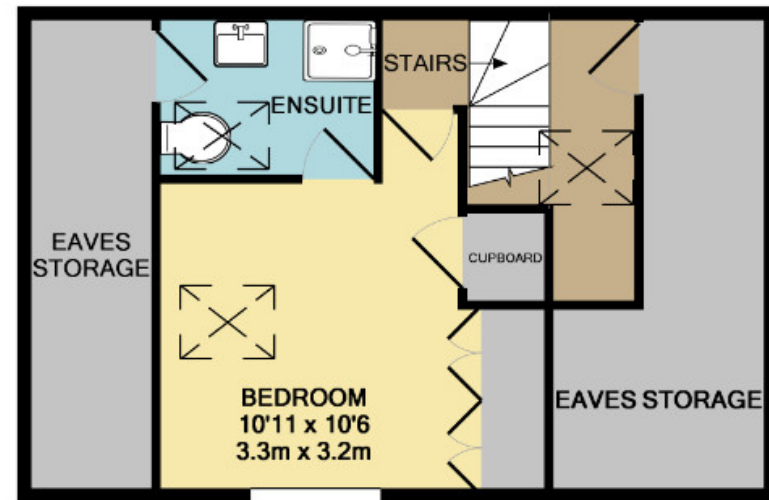
Council Tax Band: C

Payable for 2023/24: £1437.93





GROUND FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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