



Wraysbury

Guide Price £490,000 *Freehold*

B. S. BENNETT

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A three bedroom semi detached house in need of refurbishment, with a substantial rear garden which extends approximately 41m (137 ft). Cul-de-sac location within walking distance of the village centre and Wraysbury Station, which provides direct links to London Waterloo and Windsor. The accommodation includes a double aspect lounge, kitchen/breakfast room, utility room, cloakroom, shower room, bathroom and three good size bedrooms. The rear garden is mainly lawned with a patio area. Own block paved driveway providing parking for four cars. Potential to extend subject to usual planning consent. Energy rating: D

The property comprises:

entrance hall | double aspect lounge | kitchen/breakfast room | utility room | cloakroom | shower room | three double bedrooms | bathroom | large rear garden extending 41m (137ft) | own driveway parking | gas central heating | Energy rating: D

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.

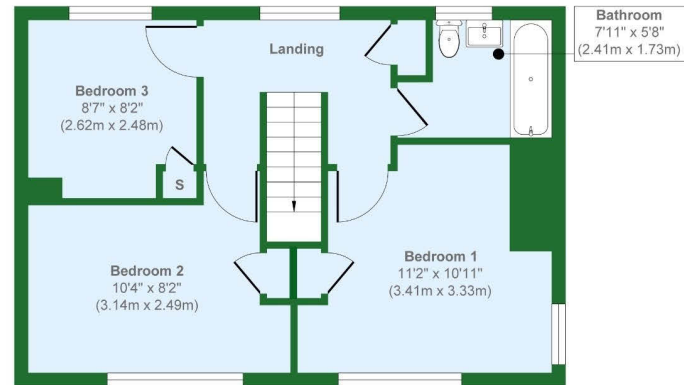
Telephone: 01628798888

Website: www.rbwm.gov.uk

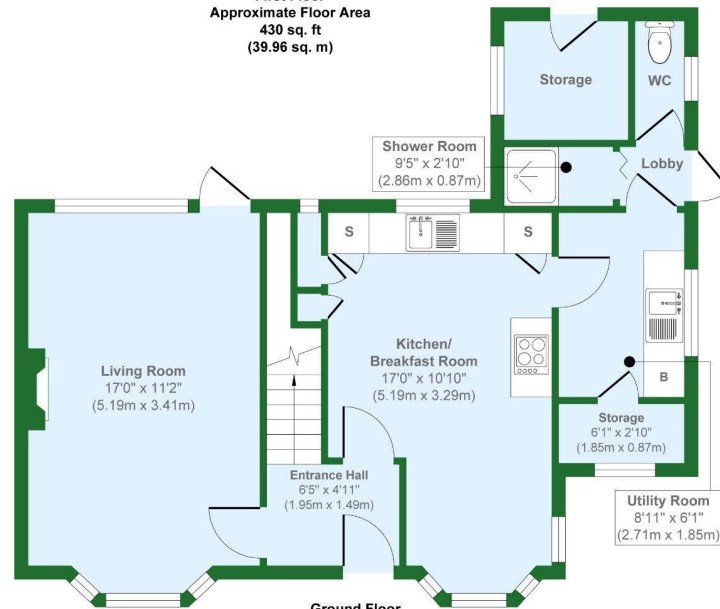
Council Tax Band: D

Payable 2023/24: £1617.67





First Floor
Approximate Floor Area
430 sq. ft
(39.96 sq. m)



Ground Floor
Approximate Floor Area
600 sq. ft
(55.81 sq. m)

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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.