



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

**B. S. BENNETT**

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Offered with vacant possession is the very well presented four-bedroom detached family home which has been very well maintained. Situated in a most sought-after location. The well-planned accommodation includes entrance hall, cloakroom, living room, kitchen/breakfast room open plan to the dining room, utility room and further reception room. On the first floor, the main bedroom has fitted wardrobes and an en suite shower room, three further double bedroom and family bathroom. The property also benefits from having an integral double width garage with own driveway parking for several cars. Sited on a good size plot the measures approximately 0.14 acres (0.06 hectares) with the rear garden extending 15m (49ft) and some 19m (62ft) in width. **HIGHLY RECOMMENDED.** Energy rating: E



**Summary:**  
entrance hall • cloakroom • reception room • living room • dining room • kitchen/breakfast room • utility room • landing • 4 double bedrooms • en suite shower room • family bathroom • double garage • own driveway • front and rear gardens • 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 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](http://www.rbwm.gov.uk)  
Council Tax Band: G  
Payable 2022/23: £2,549.80

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# B.S. Bennett Estate Agents

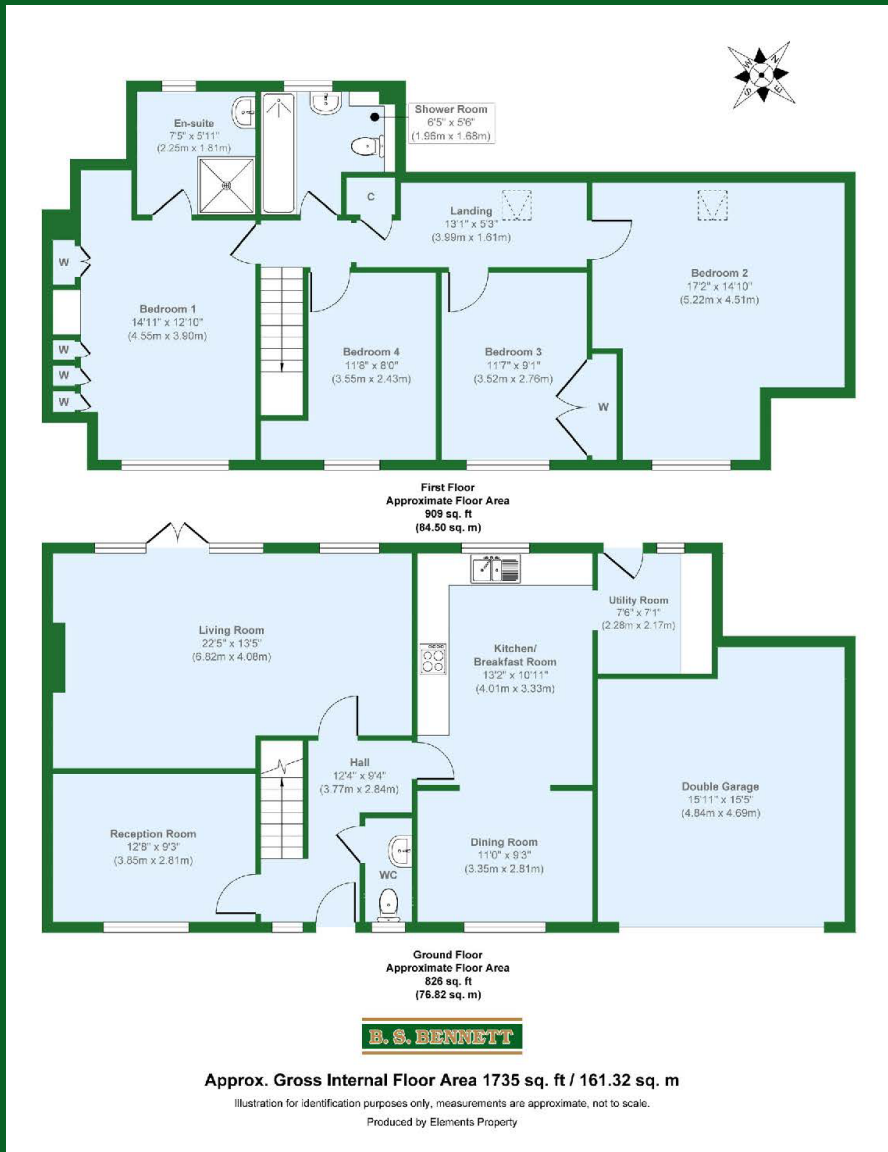
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: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