



## Wraysbury

Guide Price £800,000 *Freehold*

**B. S. BENNETT**

A very well presented detached bungalow situated on a large corner plot which measure 0.2 acres (0.08 hectares) and is located within a popular road. The property comprises three bedrooms, living room, family room, modern kitchen/breakfast room and bathroom. The enclosed well maintained gardens extend to the rear and the side and offers excellent scope to extend, (there is Permitted Development Rights for a 6m depth rear extension). The extensive block paved driveway provides ample parking. Situated just a moments walk from Sunnymeads Railway Station serving the Windsor/Waterloo line and a short drive to the Village Centre with its local amenities. **HIGHLY RECOMMENDED.** Energy rating: TBC

### Summary:

entrance hall | living room | family room | kitchen/breakfast room | 3 bedrooms | modern bathroom | large corner plot grounds | extensive driveway parking | 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: F

Payable 2024/25: £2,336.63

# B. S. BENNETT



# B.S. Bennett Estate Agents

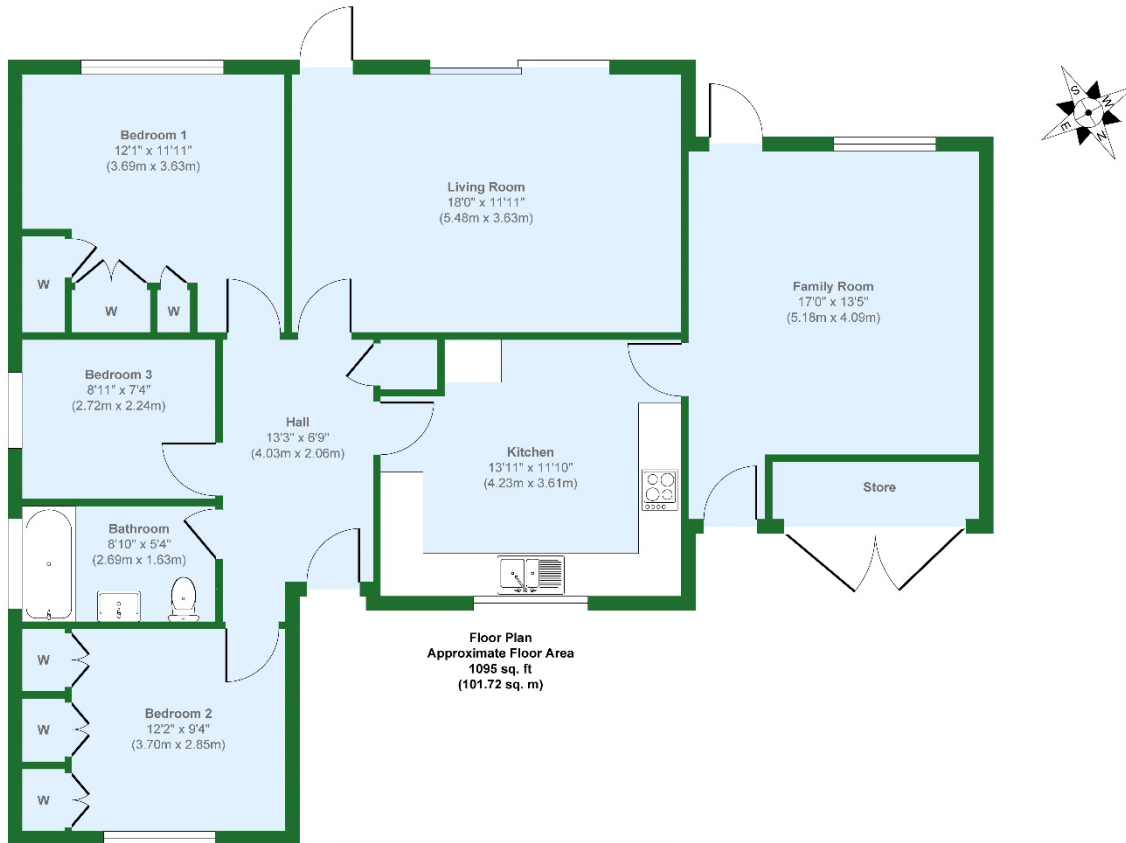
2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

t: 01784 483839 e: post@bsbennett.co.uk

**bsbennett.co.uk**



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**Approx. Gross Internal Floor Area 1095 sq. ft / 101.72 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.