



Wraysbury, Berkshire

Guide £775,000 *Freehold*

B. S. BENNETT





A superb three bedroom detached family home offering truly modern living with a delightful rear garden that extends approximately 25m (82ft). The current owners have improved and modernised the property in recent years. The accommodation comprises entrance hall, cloakroom, fitted kitchen/breakfast room, dining/reception room, sitting room with French doors leading out to the paved patio and garden. There are three first floor bedrooms, the main bedroom with a recently refitted en suite shower room and a modern family bathroom with bath and separate shower. There is an integral drive-through garage and an extensive gravel driveway providing parking for several vehicles. The property offers scope to extend subject to planning permission. Situated in a sought after private road just a short drive from the Village Centre with its local amenities and Railway station providing excellent links into London Waterloo. **HIGHLY RECOMMENDED.** Energy rating: D

Summary:

entrance hall | cloakroom | fitted kitchen/breakfast room | dining/reception | sitting room | 3 bedrooms | en suite shower room | 4 piece family bathroom suite | drive-through integral garage | extensive gravel driveway | delightful rear garden | gas central heating | double glazed windows throughout





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 Sunnymeads station just a five minute walk, providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

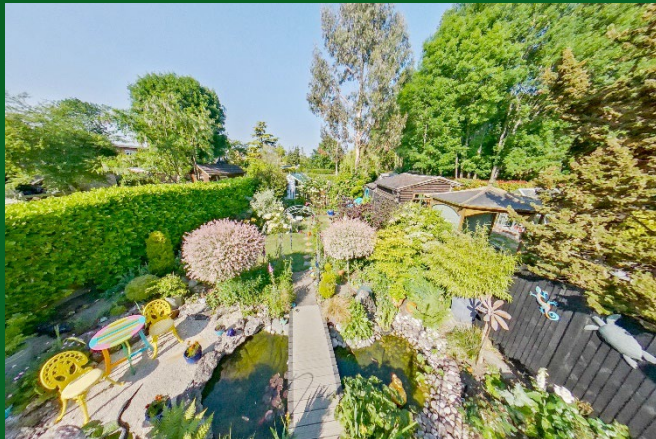
Local Authority:

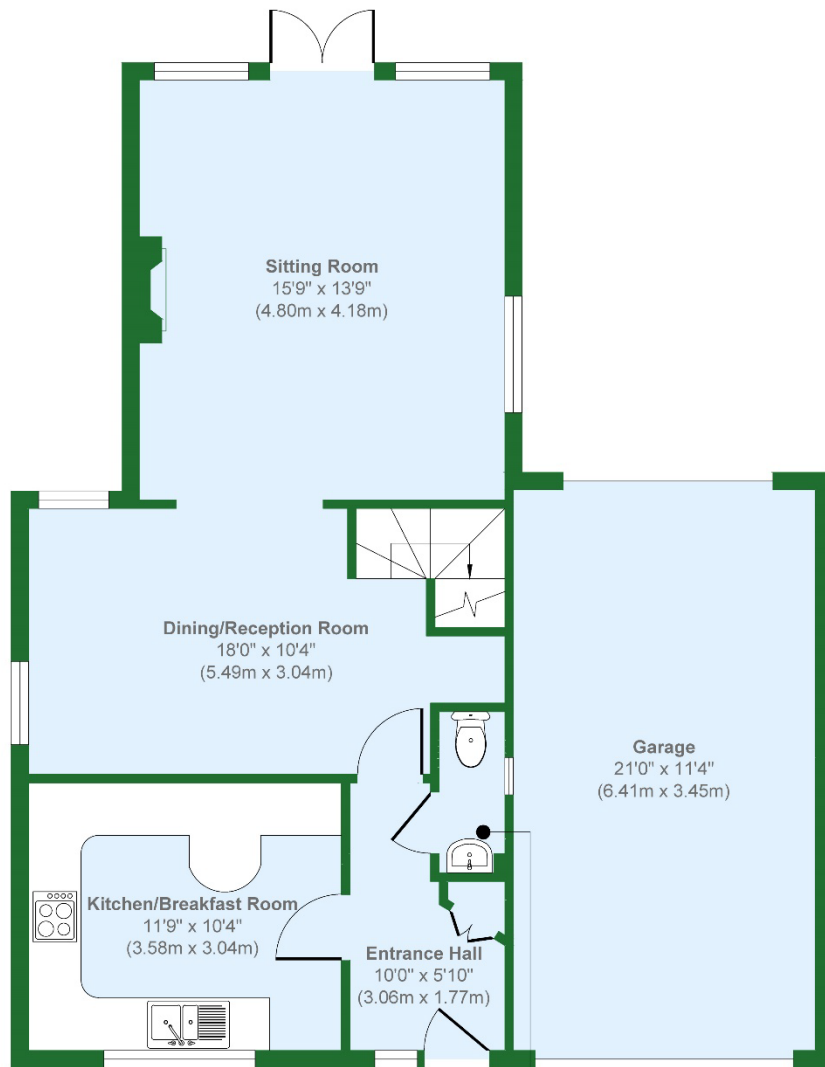
Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: F

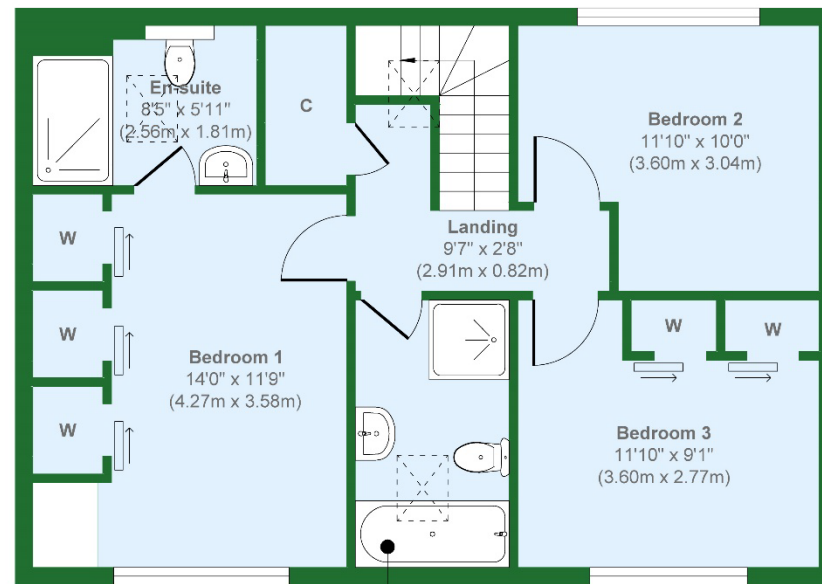
Payable 2023/2024: £2,336.63





Ground Floor
Approximate Floor Area
584 sq. ft
(54.72 sq. m)

Cloakroom
6'0" x 2'6"
(1.84m x 0.75m)



First Floor
Approximate Floor Area
600 sq. ft
(55.80 sq. m)

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Approx. Gross Internal Floor Area 1184 sq. ft / 110.52 sq. m

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

Produced by Elements Property



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