



Ferry Lane, Wraysbury







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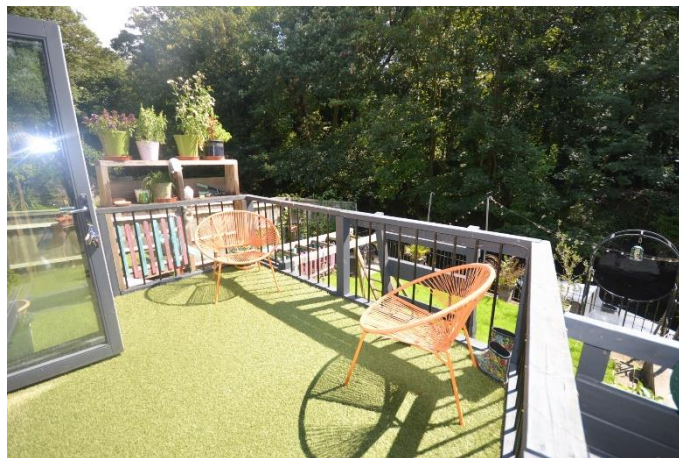
## Description:

We are pleased to present to the market this detached timber built 3 bedroom family home arranged on one level and covering 1,037.75 sq.ft. of accommodation. The property has scope for extension subject to the usual consents, however in present layout offers good sized and well planned family space. The 23 foot wide garden room has views over the garden and to the Colnbrook, this leads through into an impressive 23 foot lounge dining room. The kitchen would comfortably house a dining table and chairs. There are 3 bedrooms, bathroom and separate utility room/ cloakroom with shower.

To the outside of the property, at the front and down one side, is ample parking for several vehicles leading round to the tiered waterside garden and access to the mooring on The Colnbrook, which in turn allows access to the River Thames ( approximately 300ft away)

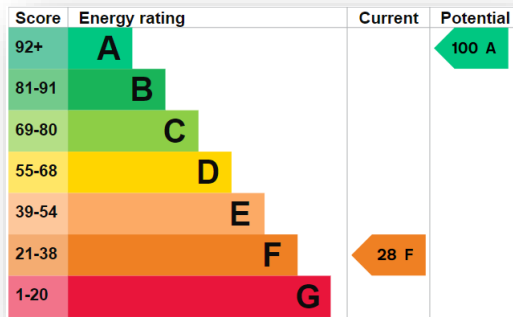
The main shopping centre is in nearby Staines upon Thames with an abundance of large chain and independent shops, restaurants, bars and pubs. The main line railway station serves London Waterloo.

Early viewing is suggested as property such as this is rarely available and will attract a good deal of interest.



**Information:**

**Tenure:** Freehold  
**Council Tax:** Band D  
**Council:** Windsor and Maidenhead Borough Council  
**EPC:** F  
**Price:** £399,950



**Ground Floor**  
 Approx. 80.7 sq. metres (868.9 sq. feet)



**Total area: approx. 96.41 sq. metres (1,037.75 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only.  
 Plan produced using PlanUp.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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