



**Wraysbury, Berkshire**  
Guide £500,000 *Freehold*

**B. S. BENNETT**

Built in the 1900s, is this three bedroom character cluster house. Set in its own grounds approaching 0.25 acres (0.101 hectares). The accommodation includes two reception rooms, ground floor bathroom, kitchen and three first floor bedrooms. The property is in need of modernisation and offer scope to extend subject to usual planning permission. Located within easy reach of Motorways M25, M4, M3 and London Heathrow Airport. Wraysbury and Staines mainline stations serve London Waterloo in approximately 35 minutes (from Staines). Offered with vacant possession. Energy rating: D

## Location:

Just a short drive to the centre of Wraysbury 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. Also just a short drive of Staines town centre which provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Staines 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.

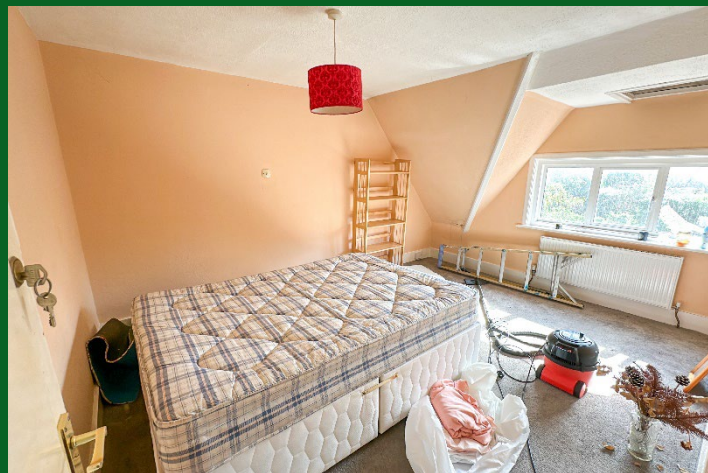
Telephone 01628 798888

Web: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

Council Tax Band: D

Payable for 2023/24: £1,617.67

# B. S. BENNETT



# B.S. Bennett Estate Agents

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

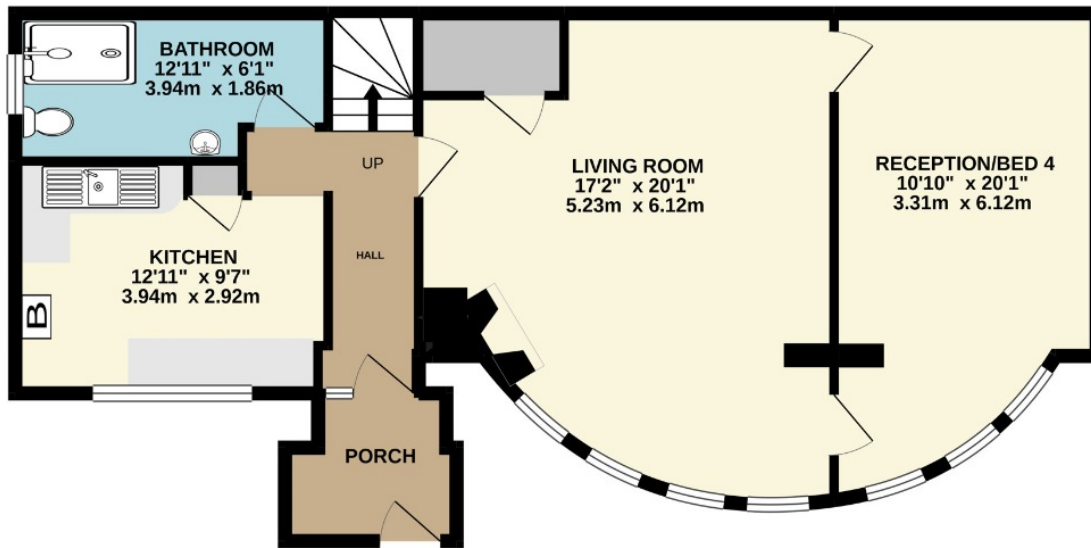
t: 01784 483839 e: post@bsbennett.co.uk

[bsbennett.co.uk](http://bsbennett.co.uk)

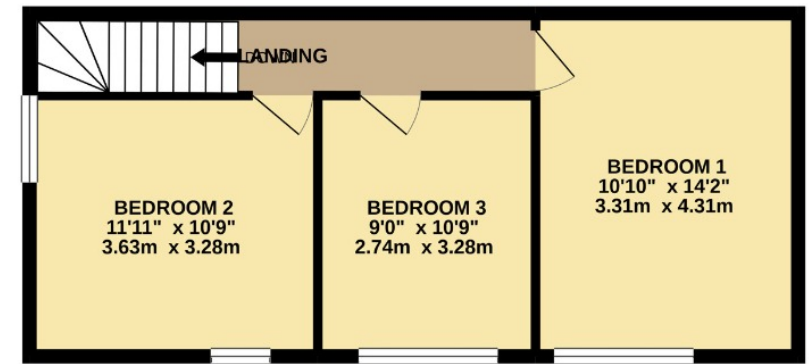


## B. S. BENNETT

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.