



**Wraysbury, Berkshire**  
Guide Price **£510,000** *Freehold*

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**B. S. BENNETT**

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**HIGHLY RECOMMENDED.** This superb extended three-bedroom, two-bathroom end of terrace house is situated close to Wraysbury Primary School and within walking distance of the village centre. This well-planned and immaculately presented accommodation includes an entrance hall, cloakroom, spacious open-plan sitting and dining room, fully fitted kitchen/breakfast room with French doors leading out to the low-maintenance rear garden. On the first floor there are three well-proportioned bedrooms, main bedroom with an en suite shower room, and modern family bathroom. To the front there is a block-paved driveway providing off-street parking and a garage located in a nearby block. Well-connected for commuters with Wraysbury and Sunnymeads stations close by serving London Waterloo in approximately 40 minutes. Also close to motorways M25, M4, M3 and London Heathrow Airport. Energy rating: C.

### **Key Features:**

Very well planned and presented accommodation | open-plan sitting and dining room | fully fitted kitchen/breakfast room with French doors to the garden | 3 well-proportioned bedrooms | main bedroom with en suite shower room | modern family bathroom | block-paved driveway with off-street parking | garage in nearby block | Low-maintenance rear garden | gas fired central heating | double glazing 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 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.

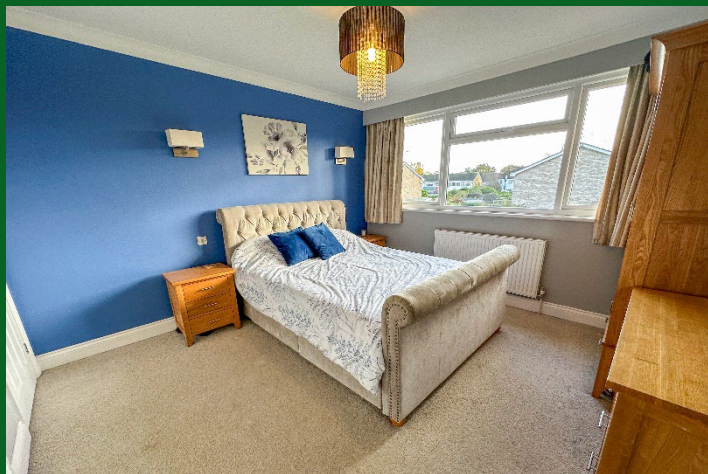
Telephone 01628 798888

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

Council Tax Band: D

Payable 2023/24: £1,617.67

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# B.S. Bennett Estate Agents

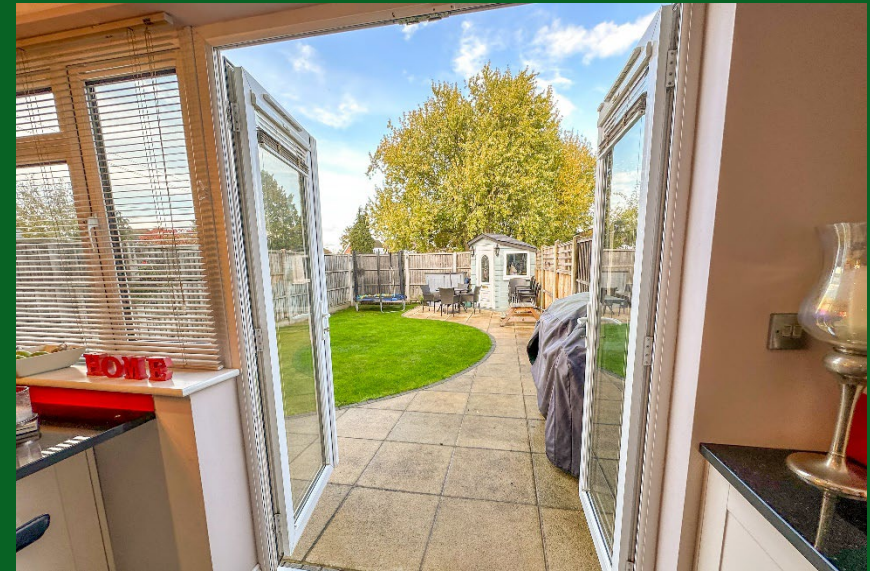
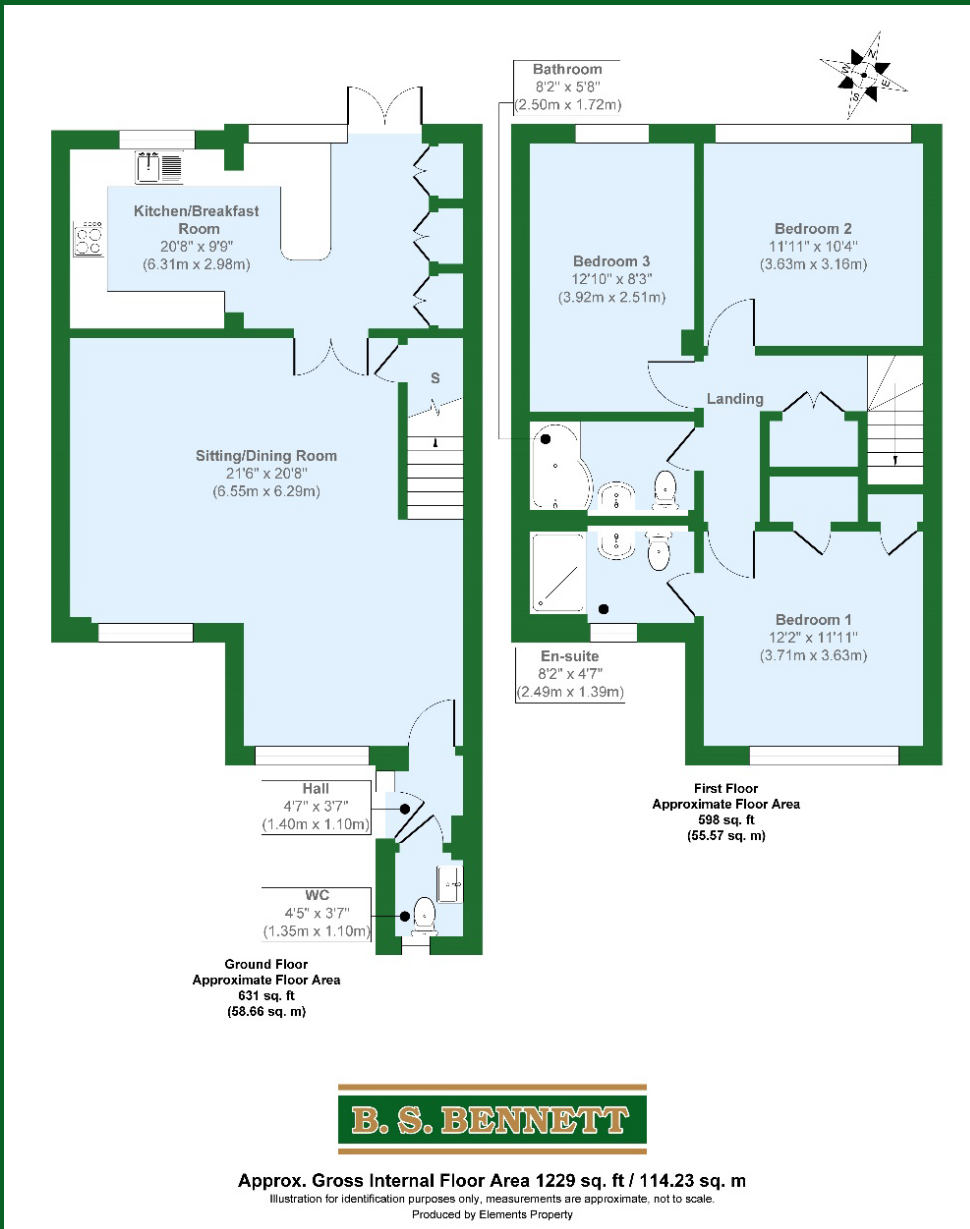
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: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