



**Wraysbury**

Guide Price **£750,000** *Freehold*

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**B. S. BENNETT**

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Situated in a delightful semi rural road in Wraysbury you will find this spacious detached three/four bedroom property. The ground floor accommodation comprises: entrance hall, cloakroom, study, reception room/bedroom four, kitchen, utility room, dining room, conservatory and sitting room. The first floor has a light and spacious landing, master bedroom with en suite, two double bedrooms and a large family bathroom. Outside the property has driveway parking, and access to the double garage. The rear garden extends some 70ft and has a raised patio area overlooking the lawned garden. Energy rating 'D'

### Summary:

3 bedrooms | 2 bathrooms | kitchen | dining room | living room | utility room | reception/bedroom4 | study | cloakroom | conservatory | large rear garden | driveway parking | garage with workshop | gas central heating

### 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: G

Payable 2024/25: £2829.88

# B. S. BENNETT



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GARAGE & WORKSHOP  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1030 SQ.FT.  
(95.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 665 SQ.FT.  
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2237 SQ.FT. (207.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.