



Wraysbury, Berkshire

Guide Price £450,000 *Freehold*

B. S. BENNETT

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Situated in a sought after cul-de-sac, within walking distance of Wraysbury village centre is this well presented three bedroom semi detached house which has the benefit of a small extension which provides a good size entrance hall with a storage/utility cupboard and the addition of a cloakroom. The accommodation also comprises a good size living/dining room that leads out to the rear southerly facing rear garden, fitted kitchen, three bedrooms and bathroom. There is off road parking for two cars, garage located in a nearby block and an attached lean-to being ideal for bike storage etc. The local primary school is within a very short walk. Ideal for commuters with Wraysbury and Sunnymeads stations serving London Waterloo in approximately 40 minutes and nearby to Motorways M25,M4, M3 and London Heathrow Airport. Energy rating: D

Summary:

entrance hall ♦ living/dining room ♦ cloakroom ♦ fitted kitchen ♦ 3 bedrooms ♦ bathroom ♦ off-road parking for 2 cars ♦ garage in nearby block ♦ attached lean-to for storage ♦ sought-after cul-de-sac location ♦ walking distance to Wraysbury village centre ♦ close to local primary school ♦ great transport links ♦ gas central heating ♦ double glazed windows

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

Council Tax Band: E

Payable 2024/25: £2,075.24



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B.S. Bennett Estate Agents

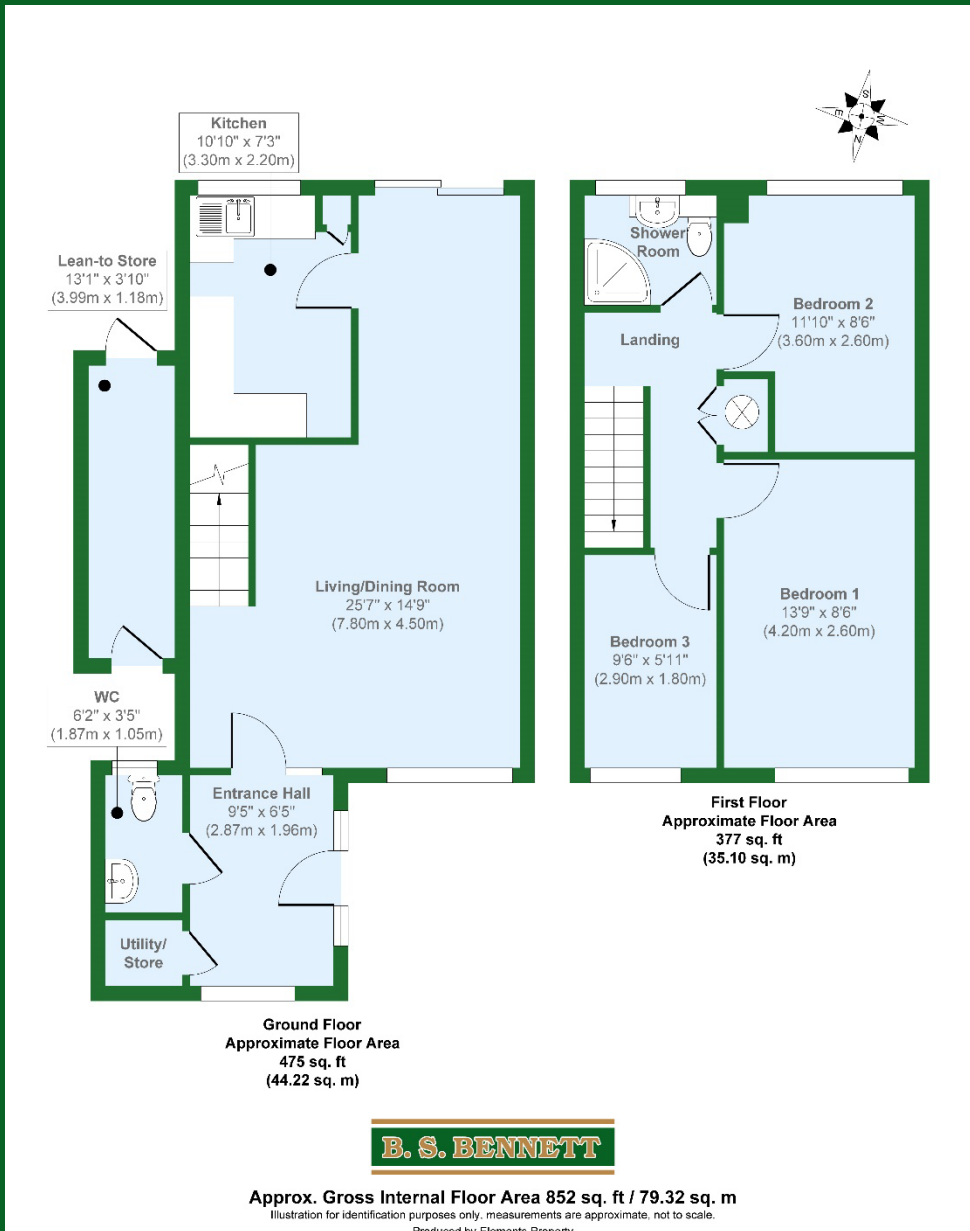
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they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