



## Wraysbury

£2,000 *per calendar month*

**B. S. BENNETT**



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A two bedroom semi detached house with a delightful rear garden which extends approximately 47m (154 ft). Cul-de-sac location within walking distance of the village centre and Wraysbury Station, which provides direct links to London Waterloo and Windsor. The accommodation includes a double aspect lounge, fitted kitchen/breakfast room, utility room, cloakroom, study, two good size bedrooms and four piece bathroom suite. The rear garden is mainly lawned with an extensive patio area to the rear. Own block paved driveway providing parking for four cars. Available now. Fully furnished. Energy rating: D

## 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.

## Deposit:

5 weeks rent which is £2307.00 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes.

## Local Authority:

Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

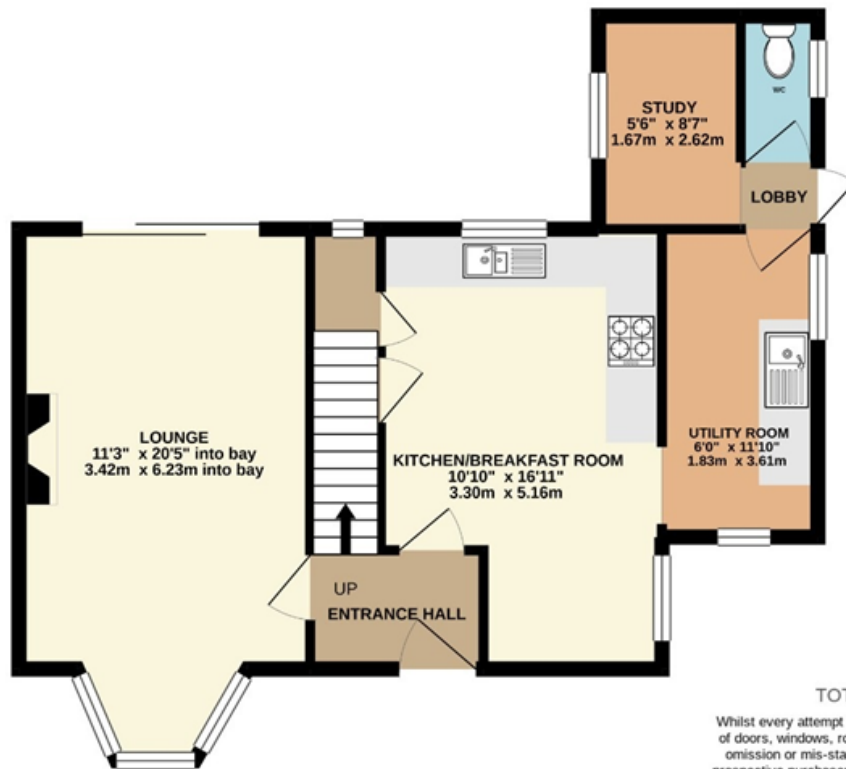
Telephone: 01628798888

Council Tax Band: D

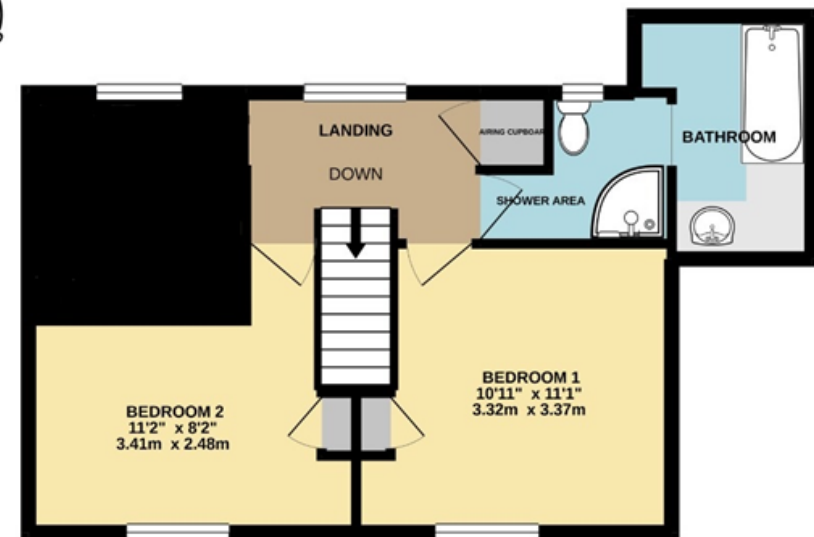
Payable 2023/24: £1617.67



**GROUND FLOOR**  
572 sq.ft. (53.1 sq.m.) approx.



**1ST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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