



Wraysbury, Berkshire

£425,000 *Freehold*

B. S. BENNETT

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Offering approximately 137 sq. m (1481 sq. ft) of accommodation is this well planned and spacious four bedroom town house is situated in this picturesque modern development bordered by the River Colne. The accommodation is well designed and thought out with a large entrance hall and a ground floor room which could be a bedroom or second reception with a large shower room. On the first floor there is a good size lounge with balcony, dining room, kitchen/breakfast room. On the second floor there is a good size master bedroom with en suite shower, two further bedrooms and family bathroom. There is an integral garage with own driveway and additional allocated parking space and a rear garden with delightful river views. Ideally situated within walking distance of Wraysbury Station serving London Waterloo. Energy rating: C

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.

Service Charge:

£315.00 per annum. Contribution towards upkeep of the communal grounds.

Local Authority

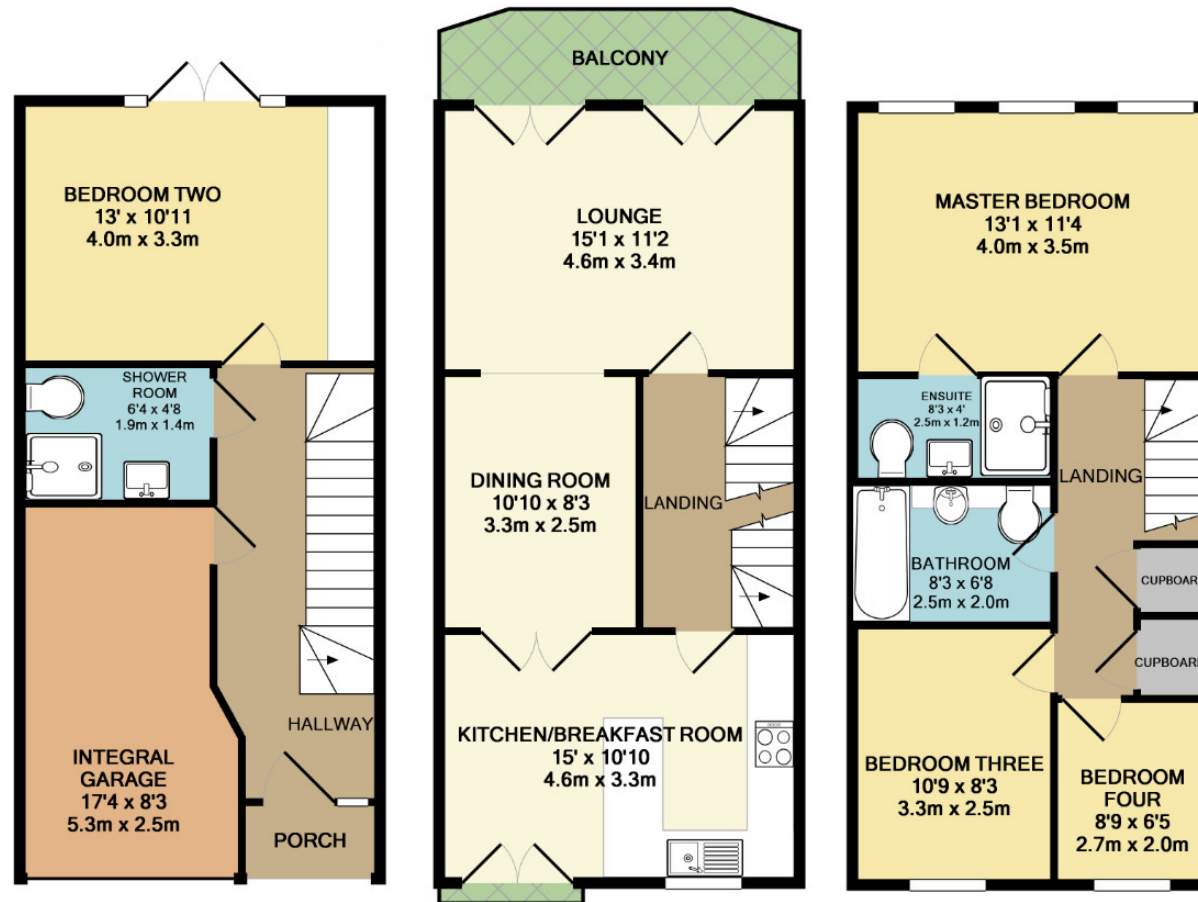
Royal Borough of Windsor & Maidenhead

Telephone 01628 798888

Council Tax Band: F

Payable for 2023/2024: £2,392.21





GROUND FLOOR
 APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

2ND FLOOR
 APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1481 SQ.FT. (137.6 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 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.