



## Wraysbury, Berkshire

Guide Price £785,000 *Freehold*

Live the dream on the River Thames and build your perfect home. This is a unique opportunity to own one of the few remaining riverside plots in Wraysbury and build your dream home from the ground up. Planning permission is already in place for a stunning new five bedroom family home exceeding 288 sq m (3,100 sq ft), complete with 13.7 m (45 ft) of private mooring on the River Thames. Imagine waking up to stunning river views and enjoying the tranquillity of waterfront living. Park Avenue is a prestigious address in the village, just a short walk from Sunnymeads Station offering direct links to London Waterloo. This is your chance to combine idyllic riverside living in a great location. The current property has an 'E' energy rating.





### 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 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:

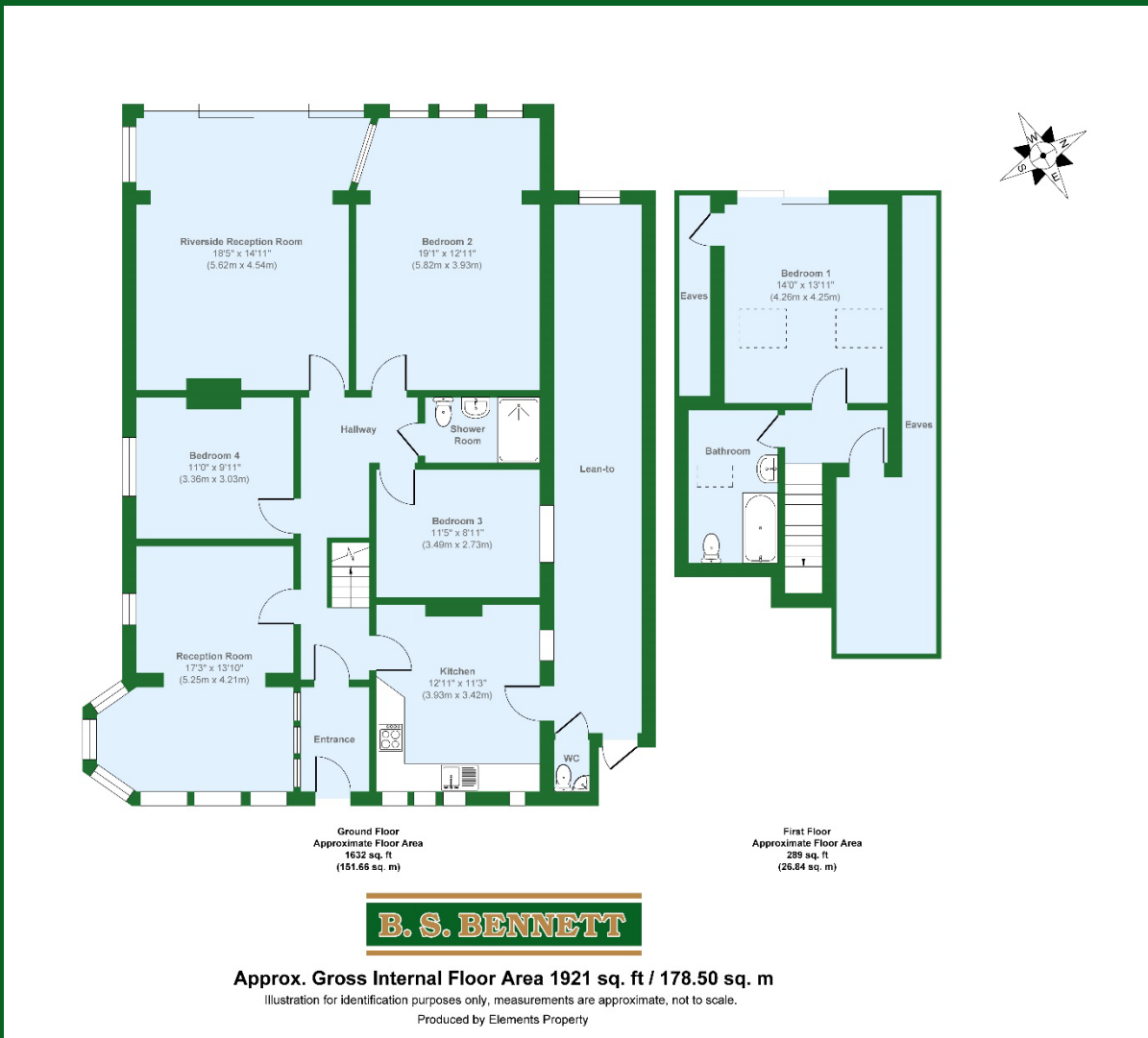
Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone 01628 798888

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

Council Tax Band: G

Payable 2024/2025: £2,829.88



**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 re-movable 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.