



**Wraysbury, Berkshire**

**Guide Price £600,000 *Leasehold***

**B. S. BENNETT**

Located in the heart of Wraysbury Village is this four bedroom house, with beautiful views of the lake. The accommodation comprises: four bedrooms, fitted kitchen, large family bathroom, living room, dining room with fireplace, utility room and cloakroom. The garden extends approximately 30m (100 ft) and is mainly lawned with a decking area. Private driveway providing parking for three cars. Additionally, there is a detached studio. This property is truly unique and is a must see!.  
Energy rating: E.

### 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.

### Services:

Mains gas, electricity, water, main drainage.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Lease Information:

Lease Term: 999 years from 25th March 2008

Lease Remaining: 983 years

Ground Rent: Peppercorn

Additional fees: £25 plus VAT Registration Fee

The freeholder is responsible for insuring the building, while the leaseholder contributes 85% of the cost.

### 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: D

Payable 2024/25: £1697.93

# B. S. BENNETT



# B.S. Bennett Estate Agents

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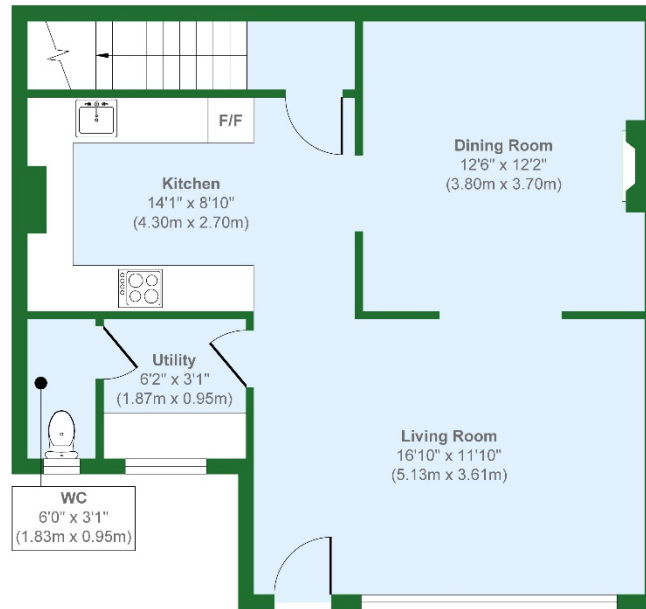
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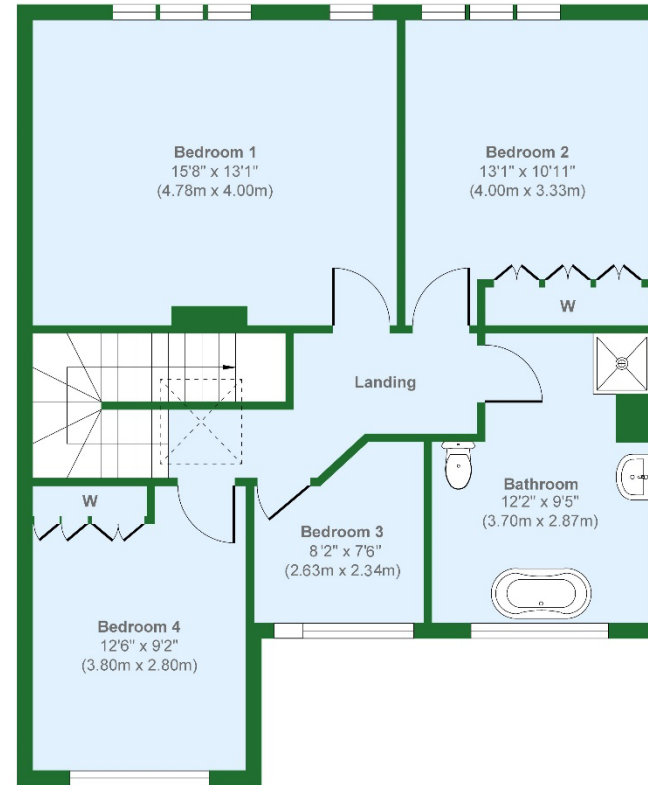
## B. S. BENNETT



**Outbuilding**  
Approximate Floor Area  
207 sq. ft  
(19.32 sq. m)



**Ground Floor**  
Approximate Floor Area  
597 sq. ft  
(55.54 sq. m)



**First Floor**  
Approximate Floor Area  
746 sq. ft  
(69.39 sq. m)

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**Approx. Gross Internal Floor Area 1550 sq. ft / 144.25 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**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.