



Wraysbury, Berkshire

Guide Price £975,000 *Freehold*

B. S. BENNETT





This substantial four bedroom detached family home offers an exciting opportunity to create ANNEXE accommodation or to EXTEND further (subject to planning). Despite its potential, the house already boasts over 204 sq. m (2,200 sq. ft) of living space. Set in generous 0.23 acre grounds with a south-easterly facing garden extending some 37 m (120 ft). Convenient location, just a very short walk from Sunnymeads Railway Station, serving the Windsor/Waterloo line. The village centre with its local amenities is also a short drive away. The ground floor comprises two reception rooms, kitchen/breakfast room, utility room, versatile 8.7 m (28'8") bedroom ideal for annexe conversion, further bedroom and family bathroom. Two large first floor bedrooms, each with en suite, complete the accommodation. The property is approached via an electric sliding gate leading to an extensive driveway. Energy rating: D

Summary:

Entrance lobby | entrance hall | living room | reception/study | kitchen/breakfast room | utility room | 2 ground floor bedrooms | family bathroom | 2 first floor bedrooms with en suite | large rear garden | extensive driveway parking | gas central heating





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 Services:

Mains gas, electricity and water. Drainage: TBC

Gas fired central heating.

Broadband Availability (according to [ofcom.org.uk](https://www.ofcom.gov.uk)): Standard and Ultrafast Full Fibre.

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

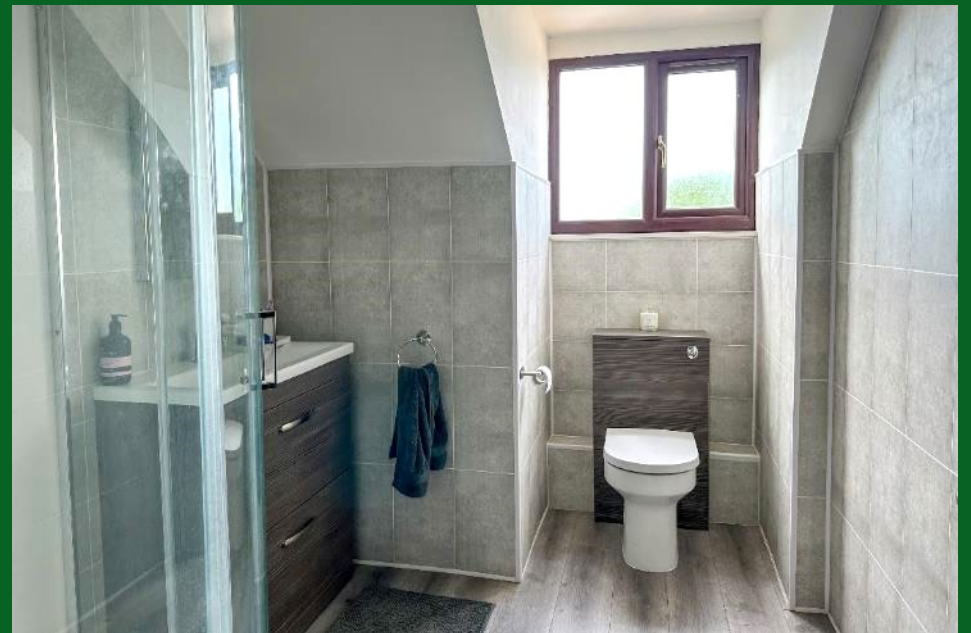
Local Authority:

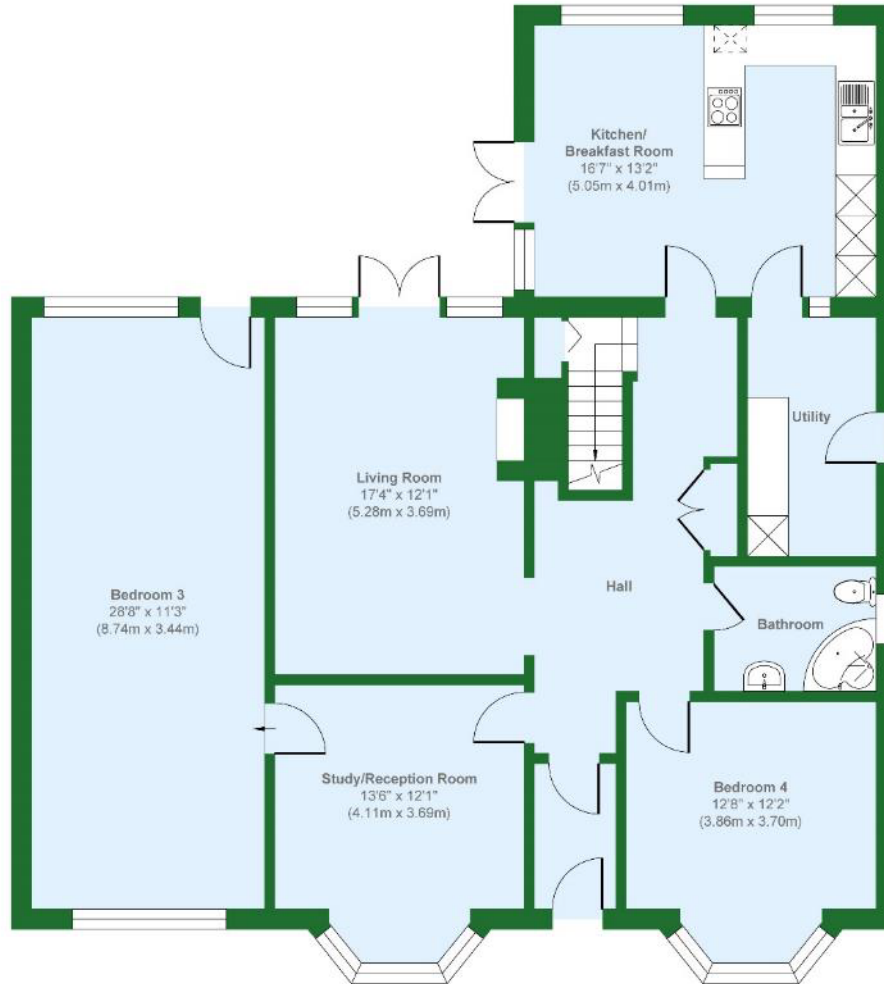
Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

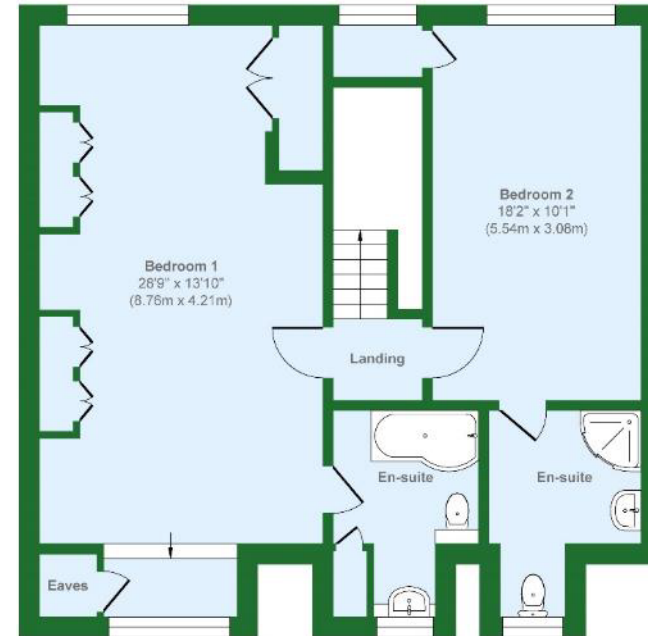
Council Tax Band: G

Payable 2024/25: £2,829.88





Ground Floor
Approximate Floor Area
1444 sq. ft
(134.09 sq. m)



First Floor
Approximate Floor Area
800 sq. ft
(74.41 sq. m)

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Approx. Gross Internal Floor Area 2244 sq. ft / 208.50 sq. m

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

Produced by Elements Property



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