



Wraysbury, Berkshire

Guide Price £900,000 *Freehold*

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**B. S. BENNETT**

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This impressive five-bedroom semi-detached bungalow, spanning approx. 203 sq. m (2190 sq. ft) occupies a generous plot in a desirable private road. The property boasts a versatile layout designed for modern living, including two entrances, one which is adaptable as a further garage/hobby space. The airy sunroom opens to the dining room and kitchen, flowing seamlessly to the living room. A unique feature is the double bedroom with WC, which is connected to a dedicated cinema/family room. This space could provide an annexe. The bedrooms are towards the front of the property leading off the original hallway. The principal bedroom has an en suite and there is a spacious family bathroom. There is also air conditioning that provides cooling and heating. The rear garden extends some 20.7 m (68 ft) with the front driveway providing parking for numerous vehicles, detached double garage. All set behind an electric sliding gate providing a great deal of privacy. Energy Rating: TBC

#### Summary:

entrance hall | 5 bedrooms | living room | luxury kitchen | dining room | sun lounge | fitted cinema/family room | en suite shower room | family bathroom | WC | further entrance/garage | | detached double garage | extensive tarmac driveway | airconditioning system (both heat and cooling) | fresh air ventilation system | gas central heating | double glazed windows & doors | all set behind an electric sliding gate

#### 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 being just a short walk to Sunnymeads station 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.

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

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

#### 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: E

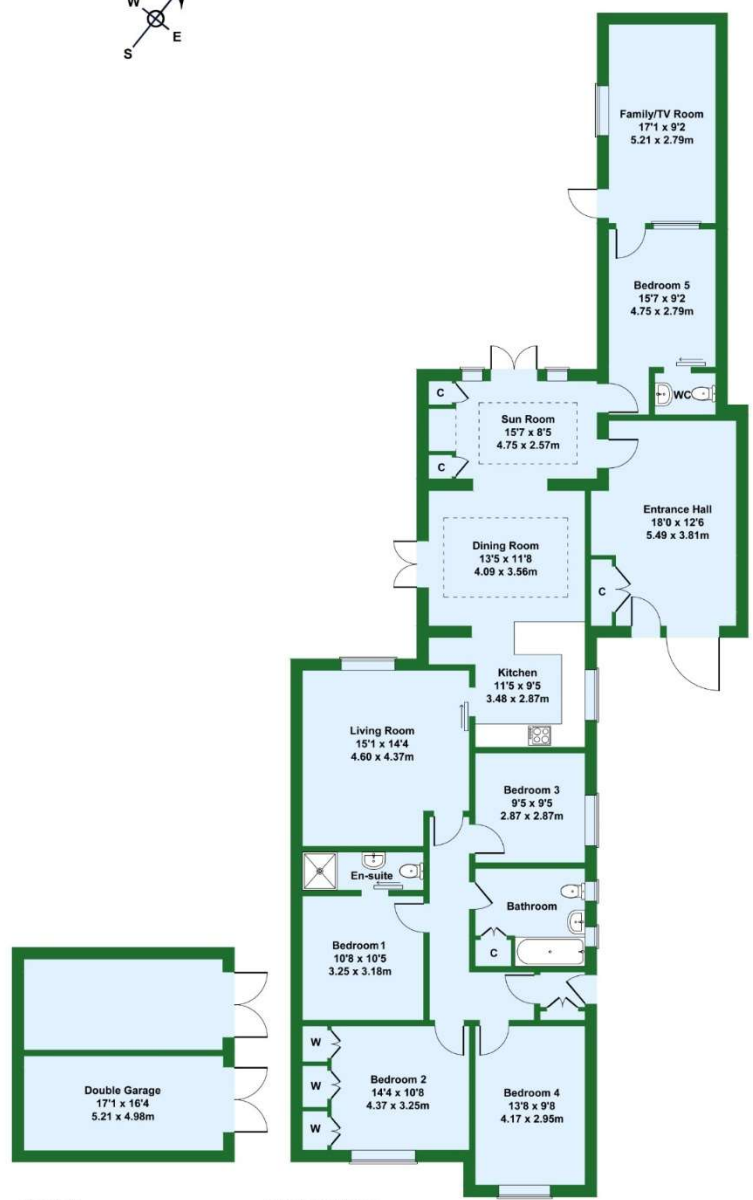
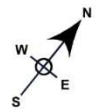
Payable 2024/25: £2,075.74







Approximate Gross Internal Area  
2190 sq ft - 203 sq m



GARAGE GROUND FLOOR



Not to Scale. Produced by The Plan Portal 2024  
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