



**Wraysbury**

**Guide Price £425,000** *Freehold*

**B. S. BENNETT**

Offered with no onward chain is this unique three/four bedroom semi-detached town house style property with accommodation over three floors, also being split level. Convenient central location on the High Street. The property has just been redecorated and updated in recent years and includes a spacious lounge, modern fitted kitchen/breakfast room, cloakroom, main bedroom with en-suite shower room, two further double bedrooms, nursery/study/bedroom 4 and family bathroom. Outside there is a small paved garden and parking space to the rear. Ideal for First Time or Investment Buyer. Energy Rating: D

## **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.

## **Local Authority:**

Royal Borough of Windsor & Maidenhead.

Telephone 01628 798888

Council Tax Band: "E" 2025/26 - £2,246.09

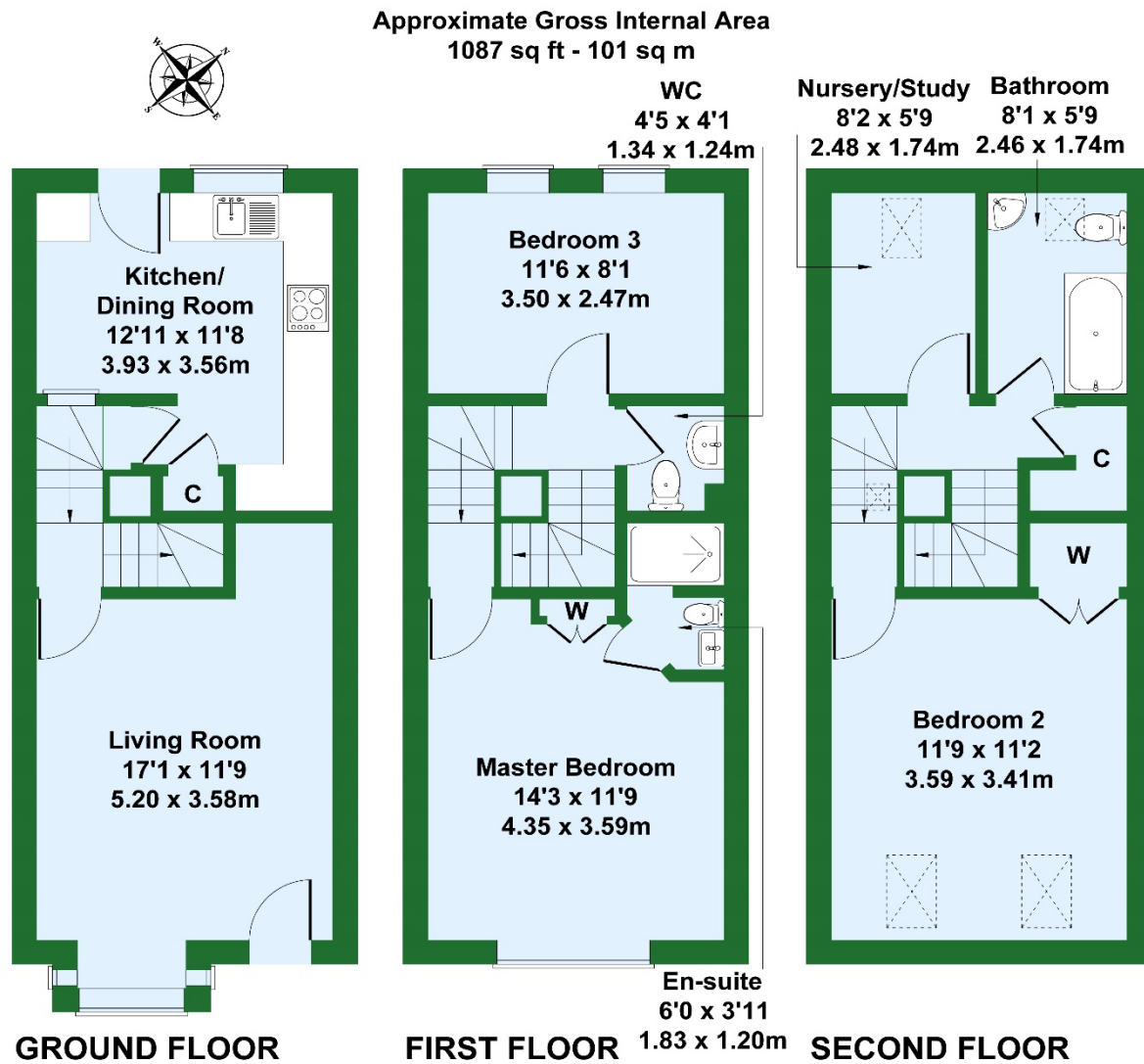
## **Services:**

Mains electricity and water. Private drainage-Septic tank.

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>





## B.S. Bennett Estate Agents

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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.