

FOR SALE



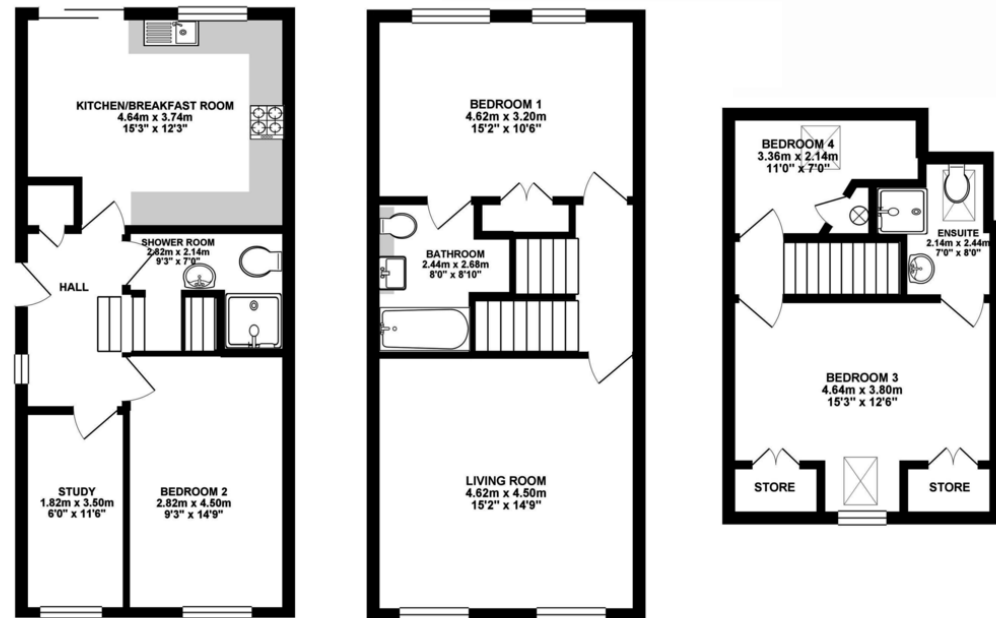
Wraysbury Gardens
Guide Price £615,000


MARTIN&CO

42

- 4 Bedroom Town House
- Large Bright Reception Room
- Large Modern Fitted Kitchen
- Dining Area
- Study

A beautifully presented 4 bed town house in one of Staines' most sought after developments the property benefits from being situated in a corner position on the on the largest plot on the Estate. The accommodation is arranged over three floors with a large bright and airy living room, a fitted kitchen with integrated appliances, dining area and study. Down stairs shower room. Four good size bedrooms. Two of the bedrooms have en suite bathrooms. it also a separate dining area, Benefitting from a large garden, driveway and garage.. The property is located a very



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2018.

WRAYSBURY GARDENS, STAINES
INTERNAL FLOOR AREA (APPROX.) 1380 sq ft/ 128.21 sq m
Garden extends to 60' (18.28m) approximately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B		
(81-91) C			
(69-80) D			
(55-68) E			
(39-54) F			
(21-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	B		
(81-91) C			
(69-80) D			
(55-68) E			
(39-54) F			
(21-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	58

Martin & Co Staines

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