



## Wraysbury

**£2,300 PCM**

Offered for rent is this four bedroom house situated on this most sought after development. The well planned accommodation has a spacious entrance hall, cloakroom, living room, separate dining room, kitchen, master bedroom with en suite shower room and balcony, three further bedrooms, family bathroom, rear garden overlooking the River Colne Brook, integral garage with driveway and further parking space. Ideally situated within a short walk of Wraysbury Station serving the Waterloo Line. Energy rating: C. Council Tax: F



**B.S. Bennett Estate Agents**

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**bsbennett.co.uk**

**B. S. BENNETT**



**Location:** Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office, dry cleaners, pharmacy, hardware shop, newsagent, Italian Deli 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 & London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

**Deposit:** 5 weeks rent which is £2,650.00 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes.

**Affordability:** In order to pass the tenant references, the tenants must collectively earn a minimum of £66,000.

**Services:** Mains gas, electricity, water, main drainage.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard and ultrafast fibre.

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

**Local Authority:**

Royal Borough of Windsor & Maidenhead.

Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone 01628 798888

Council Tax Band: "F"

Payable 2025/26 : £2,654.46

