



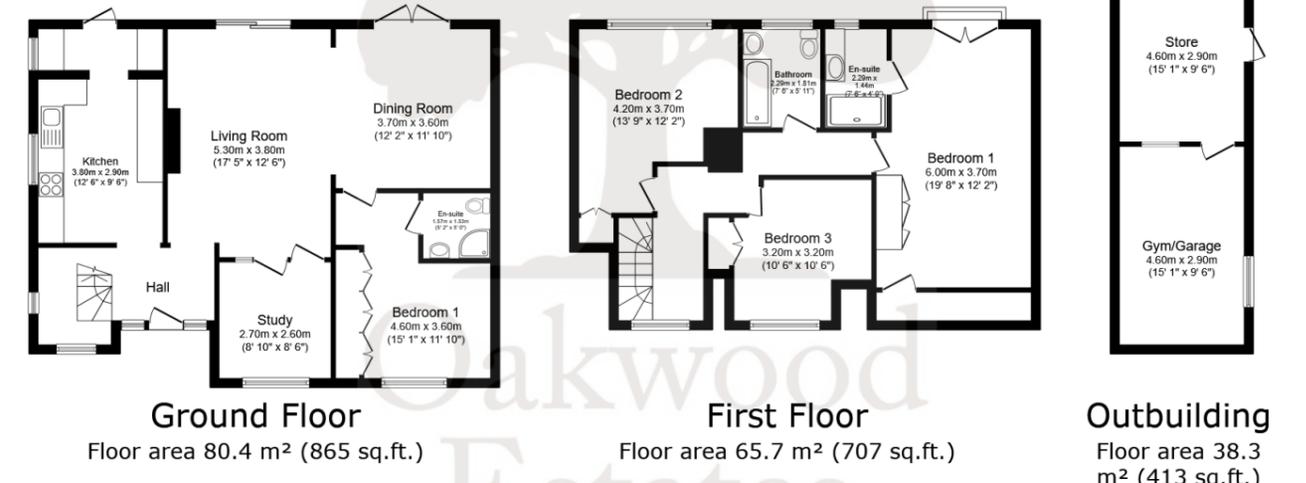
Well presented four bedroom detached family home in excess of 2100 sq ft. situated on a highly sought after road in the village of Wraysbury. The ground floor features two reception rooms, inclusive of a 17ft living room and dining room with patio doors leading out to the outdoor seating area, as well as a 12ft fitted contemporary style kitchen with integrated appliances and utility area, secluded study space and 15ft bedroom with fitted wardrobes and three-piece en-suite. To the first floor, the large principal bedroom expands to 19ft and benefits from rear patio doors leading to the Juliette balcony as well as an en-suite shower room. Additionally, there are a further two double bedrooms and a modern three-piece family bathroom to the first floor. Externally, the large rear garden is mainly laid to lawn with a patio area and an abundance of storage. To the front, the driveway provides ample parking and is enclosed with large gates. This property offers generous living accommodation, along with further scope to utilize the garage as a workshop or subject to planning an annexe to accommodate multigeneration living making it the perfect family home.

Property Information

-  **FOUR BEDROOM DETACHED FAMILY HOME**
-  **LARGE DRIVEWAY OFFERING AMPLE PARKING**
-  **MODERN KITCHEN AND BATHROOMS**
-  **LARGE GARDEN**
-  **EPC - PENDING**
-  **DETACHED GARAGE**
-  **19FT PRINCIPAL BEDROOM**
-  **NEW BOILER**
-  **COUNCIL TAX - BAND F**

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x4 | x2 | x3 | x4 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Floor Plan



TOTAL: 184.4 m² (1,985 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

External

To the front, there is a large driveway with ample off street parking for multiple cars as well as a EV charge point, enclosed by large gates. To the rear there is a large private garden mainly laid to lawn.

Location

Fairfield Road is situated in the Thameside village of Wraysbury. A range of shopping facilities for day-to-day needs are available in Wraysbury, whilst further amenities may be found in Windsor, Staines and Slough. Educational facilities in the area both state and private are excellent. Sporting facilities in the area include golf at Datchet, The Royal Berkshire golf club, horse riding in Windsor Great Park, horse racing at Windsor and Ascot and boating on some stretches of the River Thames. Fairfield Road is located close to both Wraysbury and Sunnymeads train stations providing direct links into Windsor & London Waterloo, with easy access to the M4, M25 and Heathrow Airport.

Transport Links

Nearest stations:
Sunnymeads
(1.2 miles)

Wraysbury
(1.2 miles)

Datchet
(2.9 miles)

Schools

PRIMARY SCHOOLS:
Wraysbury Primary School
0.4 miles away
State school

King's Court First School
5.4 miles away
State school

St John's Beaumont School
5.3 mile away
Independent school

Bishopsgate School
5.4 miles away
Independent school

St Peter's Church of England Middle School
5.9 miles away
State school

SECONDARY SCHOOLS:
Churchmead Church of England (VA) School
2.7 miles away
State school

Magna Carta Secondary School
4.2 miles away
State School

Langley Grammar School
4.8 miles away
State School

St Peter's Centre
4.9 miles away
State school

Council Tax
Band F

