

Waterside



Park Avenue Wraysbury TW19

£2,995 Per Month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

A wonderful Riverside home with direct mooring to the River Thames offering delightful blend of accommodation located in this attractive Thameside village. Council Tax Band G

5 Bedrooms | 3 Bathrooms | Gas Central Heating | Dishwasher | Fridge/Freezer | Oven | Washer | Cloakroom | Balcony | Garden | Garage | Off Street Parking | Waterside | Waterside.

Description

A wonderful Riverside home with direct mooring to the River Thames offering a delightful blend of accommodation located in this attractive Thameside village. The property has a superb covered outside area which is ideal for entertaining and a striking decked area overlooking the River Thames. The property is within walking distance of the main line station.

Situation

Wraysbury is an attractive Thameside village with a cricket green, local shops, a thriving church, village junior school and two public houses. There are also many clubs and societies ranging from tennis, amateur dramatics, wine makers, history group, scouts, art society etc - all well represented at the annual Village Fair. Extensive

gravelling has taken place in the area and these former pits have now been transformed into beautiful lakes, famous for bird watching, sailing and fishing. The area is well served by two main line stations, easy access to the M25, M4 and Heathrow Airport. Opposite the property is the British Airways Sailing Club and there is access from the garden directly onto National Trust meadows to the River Thames, an area that contains the ruins of Ankerwyke Priory and the famous Yew Tree, said to be the oldest tree in the UK. It is also in this area that the Magna Carta was signed in 1215, reputedly on Magna Carta Island.

Furnishing

Unfurnished



River view



Kitchen/Breakfast Room

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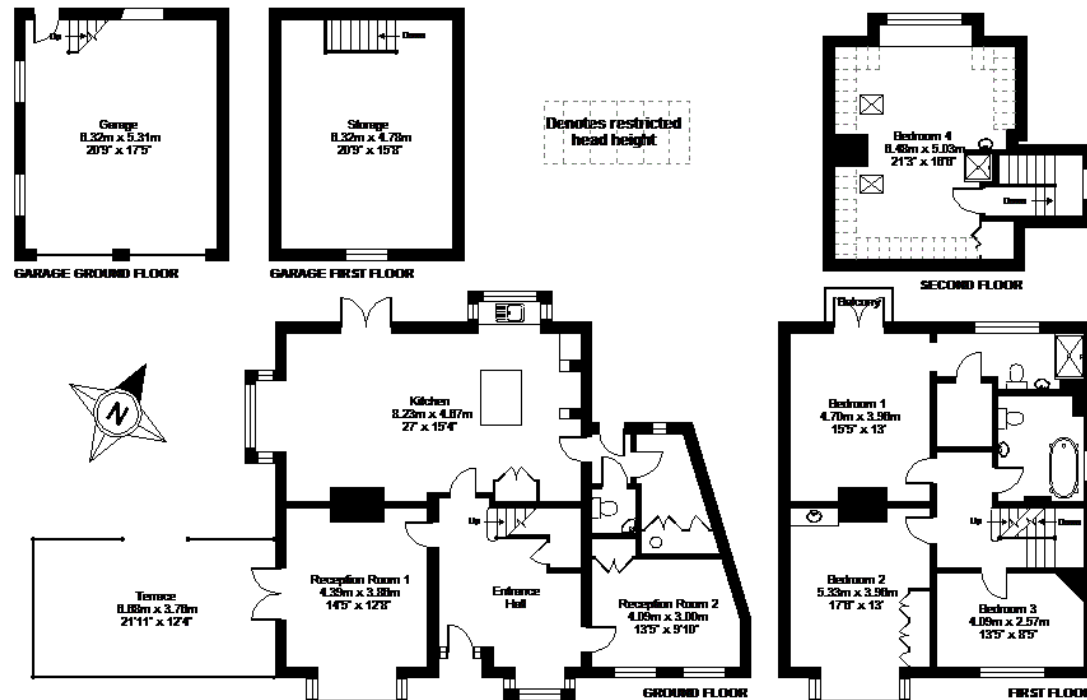
52 High Street

Windsor SL4 1LS

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Floorplan



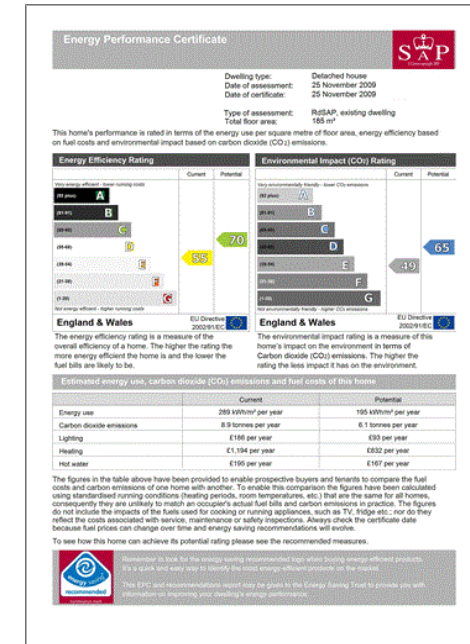
Park Avenue, Wraysbury, Staines, TW19

APPROX. GROSS INTERNAL FLOOR AREA 2940 SQ FT 273.1 SQ METRES (INCLUDES DETACHED GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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