









Well presented four bedroom detached family home in excess of 2200 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 with patio doors leading out to the outdoor seating area and additional living room with large bay window. A 16ft kitchen/dining area with fitted appliances and two large bedrooms, one of which expanding to 28ft. Additionally, there is a large three-piece family bathroom and utility room. To the first floor the large 28ft principle bedroom benefits from dual aspect windows and an en-suite bathroom. There is a further large double bedroom and en-suite shower room. To the front, the large driveway is enclosed with electric gates as well as an expanding garden to the back mainly laid to lawn. This property offers generous living accommodation and has been constructed to a high standard making it the perfect family home.



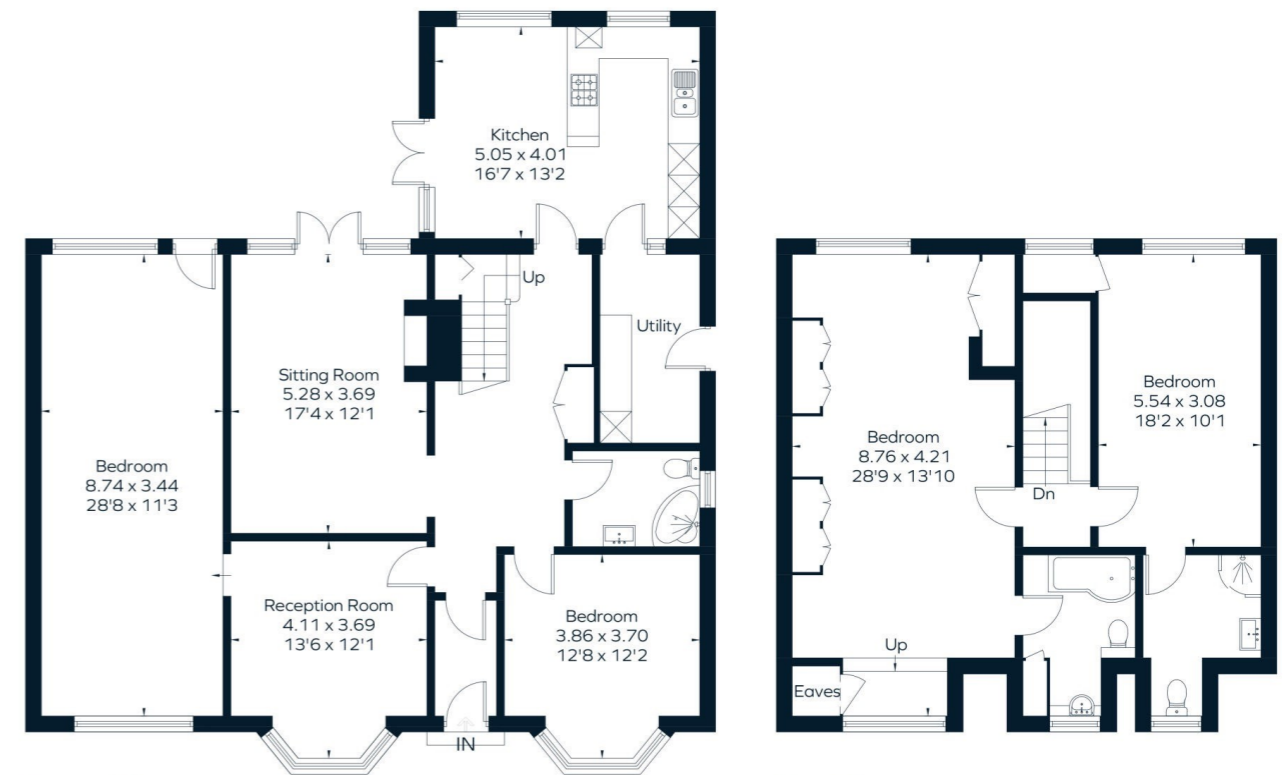
# Property Information

# Floor Plan

-  **FOUR BEDROOM DETACHED FAMILY HOME**
-  **GATED DRIVEWAY WITH PARKING FOR MULTIPLE CARS**
-  **THREE BATHROOMS (INCLUDING TWO EN-SUITE)**
-  **POTENTIAL TO EXTEND / RECONFIGURE (STPP)**
-  **COUNCIL TAX - BAND G**
-  **28FT PRINCIPLE BEDROOM WITH EN-SUITE**
-  **UTILITY ROOM**
-  **LARGE GARDEN**
-  **EPC - D**

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>x4</b>  | <b>x2</b>   | <b>x3</b>   | <b>x4</b>   | <b>Y</b>  | <b>N</b>  |
| <b>Bedrooms</b>  | <b>Reception Rooms</b>  | <b>Bathrooms</b>  | <b>Parking Spaces</b>   | <b>Garden</b>   | <b>Garage</b>   |

Approximate Area = 208.5 sq m / 2244 sq ft (Including Eaves)  
Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 322737

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 enclosed by high brick wall and large electric gates. With an additional covered terrace seating area.

To the rear there is a large private garden of approx. 125ft mainly laid to lawn.

## Location

Acacia Avenue 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.

Acacia Avenue is located close to Sunnymeads train station providing direct links into Windsor & London Waterloo, with easy access to the M4, M25 and Heathrow Airport.

## Transport Links

- Sunnymeads Station  
(0.1 miles)
- Wraysbury Station  
(1.2 miles)
- Datchet Station  
(1.2 miles)

## Schools

- Wraysbury Primary School  
0.5 miles away State school

King's Court First School  
1.1 miles away State school

Datchet St Mary's CofE Primary School  
1.4 miles away State school

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

St John's Beaumont School  
1.6 miles away Independent school

**SECONDARY SCHOOLS:**  
St Peter's Church of England Middle School  
1.4 miles away State school

Churchmead Church of England (VA) School  
1.6 miles away State school

St John's Beaumont School  
1.6 miles away Independent school

Bishopsgate School  
2 miles away Independent school

Queensmead School Limited  
2 miles away Independent school

**Council Tax**  
Band G

