



40



bonners & babingtons

West Ridge  
Bourne End



West Ridge  
Bourne End  
Buckinghamshire  
SL8 5BU

---

- Tenure: Freehold
- OIEO: £575,000
- Local Authority: BCC
- EPC Rating: D
- Council Tax Band: D



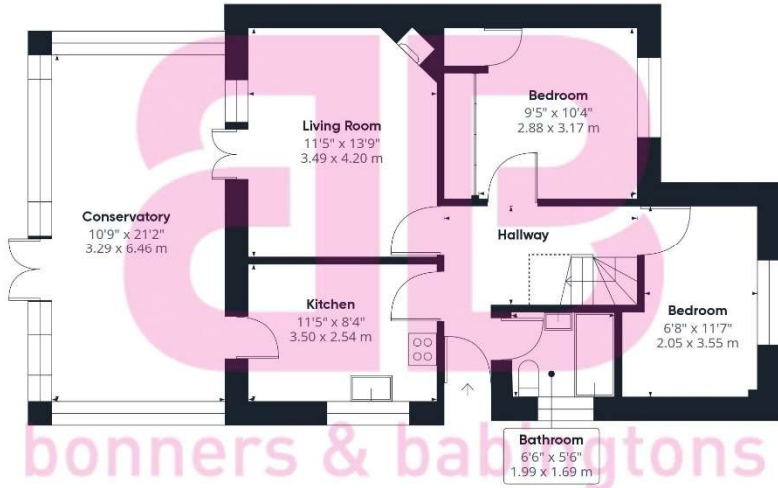
\*Probably one of the most scenic roads in Bourne End, its elevated position providing far reaching views and also offering a quiet and secluded cul-de-sac location. This lovely semi detached property has been extended to create four bedrooms and a conservatory to the original layout making it a fabulous family home. On entering the property there is a light and airy hallway offering access to bathroom, kitchen, living room and the two ground floor bedrooms. Through the kitchen is a large conservatory which spreads across the back of the property providing additional living space on the ground floor. The upstairs now provides two further bedrooms and a shower room increasing the living space considerably, this is a great family home.

Outside there is a lovely garden which is mainly laid to lawn with flower bed borders and a large patio are ideal for alfresco dining, there is a detached garage to the side and a lovely long driveway offering ample parking. Offered to the market with no onward chain this is an ideal property to settle in to and enjoy for many years to come.

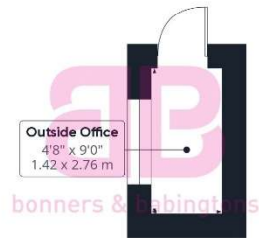
Bourne End sits on the River Thames on the Bucks/Berkshire border. The village boasts a vibrant Parade of shops, coffee shops and restaurants, a sizeable Marina, two sports grounds and a long established Sailing Club. For schooling Bourne End is served by its own primary school and the Bourne End Academy. Transport links are excellent with its own railway station connecting to Maidenhead station with regular services to Paddington London and the M4 (J8/9) and M40 (J4) motorways within easy reach.

**BONNERS & BABINGTONS offer -**  
Situated in a pleasant and secluded cul-de-sac to the North of Bourne End Village centre is this four bedroom semi detached bungalow.

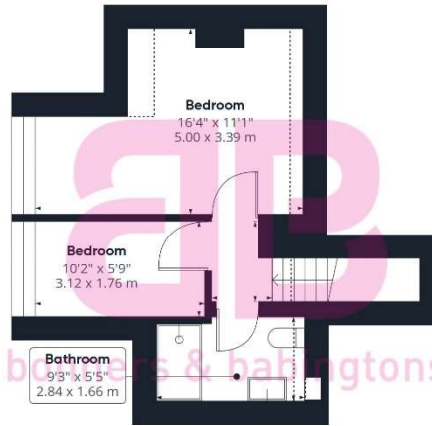




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

1128.81 ft<sup>2</sup>  
104.87 m<sup>2</sup>

**Reduced headroom**

562.31 ft<sup>2</sup>  
4.85 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



bonners & babingtons

3 Anglers Court, Spittal Street,  
Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170