



DALMENY, CORES END ROAD, BOURNE END
PRICE: £495,000 FREEHOLD

am ANDREW
MILSON

**DALMENY
CORES END ROAD
BOURNE END
BUCKS SL8 5HR**

PRICE: £495,000 FREEHOLD

An attractive two-bedroom, two-bathroom semi-detached Victorian home backing onto the River Wye.

**PRIVATE REAR GARDEN WITH GARDEN OFFICE & RIVERSIDE DECK:
MAIN BEDROOM WITH ENSUITE SHOWER ROOM: SECOND BEDROOM WITH ENSUITE SHOWER ROOM: ENTRANCE LOBBY:
LIVING ROOM: DINING ROOM:
18' KITCHEN:
CLOAKROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS: OFF ROAD PARKING. WALKING DISTANCE OF VILLAGE CENTRE & RAILWAY STATION.**

TO BE SOLD: this well presented two-bedroom semi-detached Victorian property is positioned in a convenient setting within level walking distance of Bourne End village centre and railway station. The property benefits from having an attractive south facing garden to the rear measuring approximately 85' with a raised timber seating area and garden office with views over the River Wye. The property offers other features such as two double bedrooms both with ensuite facilities, two reception rooms with fireplaces, kitchen and off-street parking. Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line.

The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Upvc front door to **ENTRANCE LOBBY** stairs to First Floor Landing, cupboard housing meters.



LIVING ROOM double glazed bay fronted window, open fire with timber surround, wooden floorboards, radiator, television aerial point, fitted television cabinet and further storage cabinet.



DINING ROOM double glazed window to rear, radiator and cast-iron fireplace with tiled surround, under stairs storage cupboard and fitted shelving.



KITCHEN fitted with a range of wall and base units, integrated fridge and freezer, ceramic hob with cooker hood over, electric oven, space and plumbing for dishwasher, stainless steel sink and drainer, double glazed window to side, integrated washer/dryer, radiator, water softener and water filter system, tiled flooring, timber door opening into rear garden.

CLOAKROOM fitted suite comprising wall mounted wash hand basin, low level w.c., various fitted storage cupboards, wall mounted gas central heating boiler, tiled floor, part tiled walls and double-glazed frosted window, radiator.

FIRST FLOOR

LANDING door to:



BEDROOM ONE double glazed window to rear, radiator, fitted wardrobe and door to



ENSUITE SHOWER ROOM with fully enclosed shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level w.c., heated towel rail, cupboard housing lagged cylinder, double glazed frosted window and part tiled walls.

BEDROOM TWO double glazed windows to front, fitted storage cupboard, radiator, access into loft space.



ENSUITE SHOWER ROOM comprising fully tiled shower cubicle with wall mounted shower unit, low level w.c., wall mounted wash hand basin, radiator, part tiled walls and tiled floor.



OUTSIDE

TO THE FRONT is a driveway providing off street parking and path to the side door with gated access to

THE REAR GARDEN which is partly laid to lawn with area of patio to the rear of the property, pergola and area of raised decking to rear facing out over the River Wye, timber fence panel surround and mature shrub borders and beds.

OUTBUILDING/HOME OFFICE timber framed outbuilding with power and light, double glazed windows.

B0U019700923 **EPC BAND: D**

COUNCIL TAX BAND: E

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road and approximately two thirds along this road the property can be found on the right hand side.

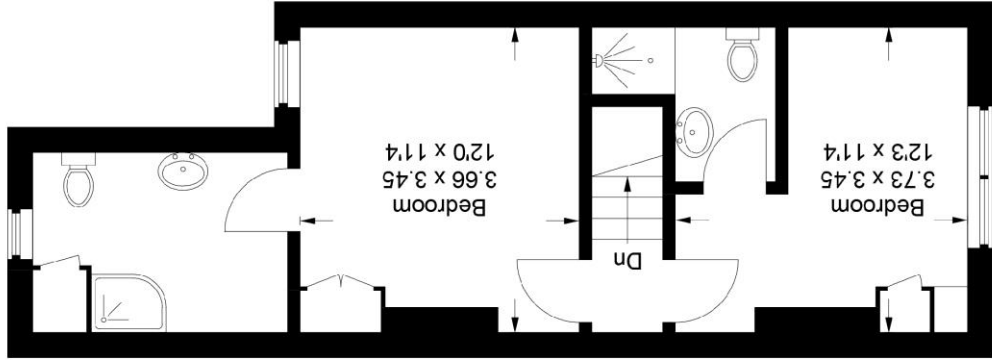
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

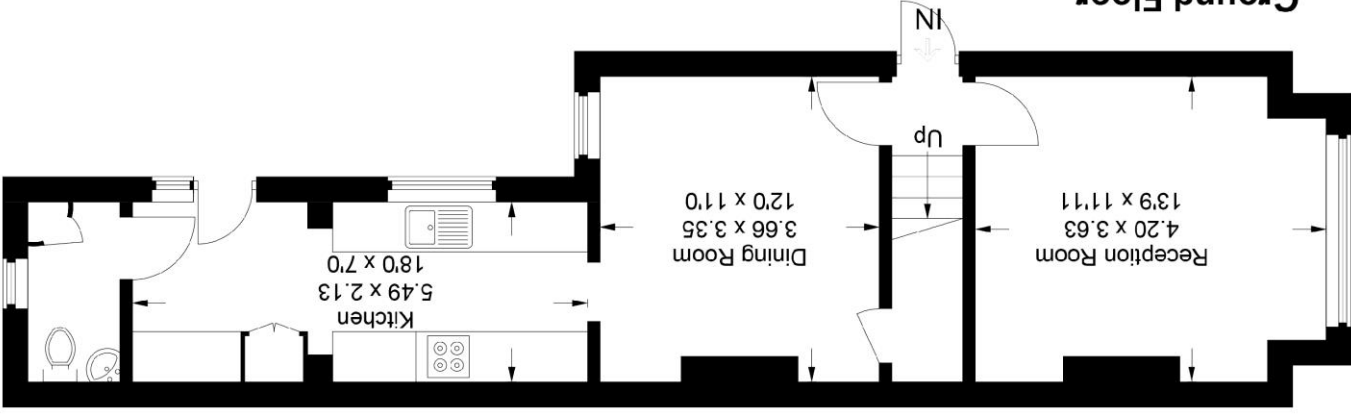




Approximate Gross Internal Area
Ground Floor = 46.0 sq m / 495 sq ft
First Floor = 36.1 sq m / 388 sq ft
Total = 82.1 sq m / 883 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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