



35 BLIND LANE, BOURNE END
PRICE: £749,950 FREEHOLD

am ANDREW
MILSON

**35 BLIND LANE
BOURNE END
BUCKS SL8 5TN**

PRICE: £749,950 FREEHOLD

A deceptively spacious three bedroom detached chalet style family home positioned on a popular road within walking distance of Bourne End village centre and amenities as well as the local Primary School.

**PRIVATE REAR GARDEN:
THREE DOUBLE BEDROOMS:
FAMILY BATHROOM: GROUND FLOOR
SHOWER ROOM: ENTRANCE HALL:
LIVING ROOM: DINING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
CONSERVATORY: SINGLE GARAGE:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DRIVEWAY PARKING.**

TO BE SOLD: this spacious detached family home offers well-proportioned accommodation to both floors and has been extended and updated over the years to provide such features as a bay fronted living room with arch opening into dining room, refitted kitchen/breakfast room, a superb 24ft conservatory to the rear, ground floor shower room, ground floor double bedroom, two further double bedrooms on the first floor and family bathroom, off street parking and private level rear garden. 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 HALL** with parquet flooring, radiator, storage cupboard, stairs to First Floor Landing.

SHOWER ROOM fitted suite comprising walk in shower, low level w.c., wall mounted hand wash basin with storage under, heated towel rail, fully tiled walls and floor, double glazed frosted window.



LIVING ROOM double glazed bay window to front with plantation shutters, television aerial point, parquet flooring, inset electric stove with masonry fireplace surround, fitted cabinet and radiator. Archway to

DINING ROOM with parquet flooring, radiators, double glazed door to



CONSERVATORY double glazed window surround with dwarf brick walls, double glazed roof and double glazed doors into rear garden, two radiators and door into

GARAGE with up and over door to front, double glazed windows to side and rear, door into side access, power and light.



KITCHEN/BREAKFAST ROOM refitted with a range of wall and base units, integrated dishwasher, space for fridge freezer, radiator, gas Range with cooker hood over, integrated washing machine, radiator, double glazed windows to side, stainless steel sink and drainer.



BEDROOM THREE double glazed bay window to front with plantation shutters, radiator, parquet flooring, fitted storage cupboard.

FIRST FLOOR

LANDING double glazed window to rear, fitted linen cupboard.



BEDROOM ONE dual aspect room with double glazed windows to front and side, wall of fitted wardrobes, further fitted eaves storage cupboards, bench window seat with storage under, television aerial point and radiator.



BEDROOM TWO dual aspect with double glazed windows to front and side with plantation shutters, television aerial point, radiator, fitted eaves storage cupboard.



FAMILY BATHROOM suite comprising panel bath with mixer taps and wall mounted shower unit, pedestal basin, low level w.c., heated towel rail, fully tiled walls and double glazed frosted window.

OUTSIDE

TO THE FRONT is a block paved driveway providing off street parking for several cars with wrought iron pedestrian gate, mature shrub borders and beds, wire fence brick wall and timber fence panel surround with gated side access to either side.

TO THE REAR is a private garden mainly laid to lawn with mature shrub borders and beds, paved patio area to rear of property with brick built barbeque and timber framed awning, timber fence panel and mature hedge surround.

BOU0950124 **EPC BAND: D**

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL8 5TN** follow the road up from the Marlow Road and the subject property will be found half way up the hill on the left hand side.

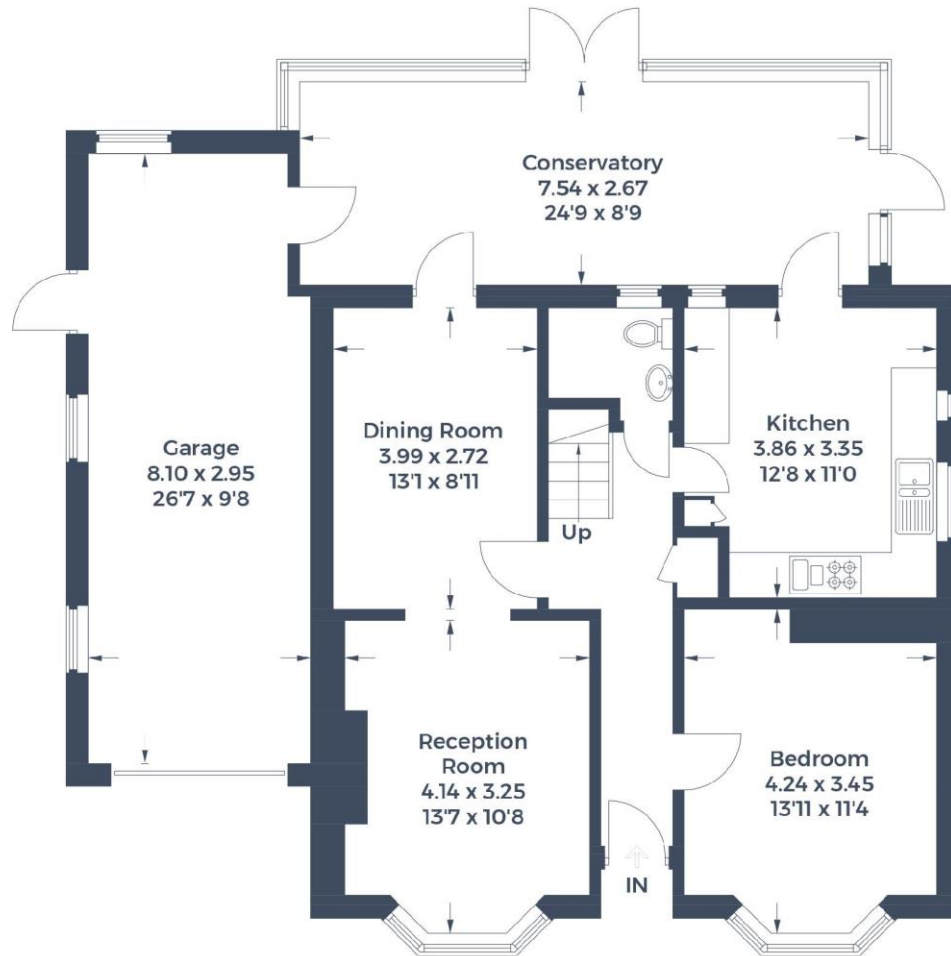
MONEY LAUNDERING REGULATIONS:

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.

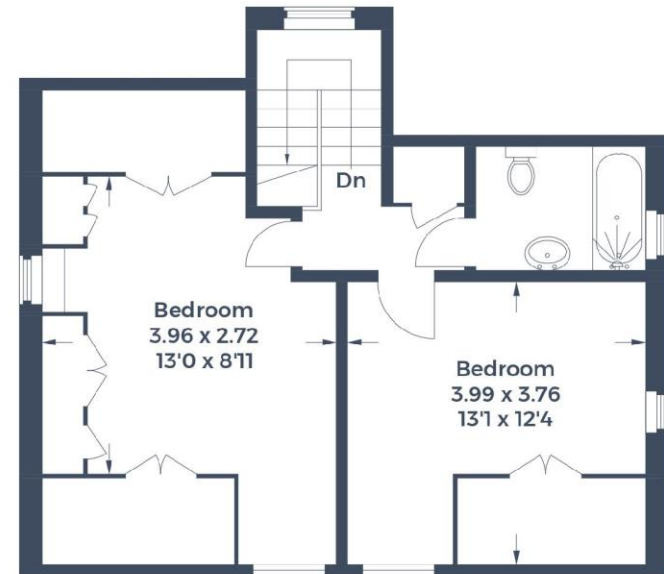
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area
Ground Floor (Including Garage) = 111.8 sq m / 1,203 sq ft
First Floor = 49.1 sq m / 529 sq ft
Total = 160.9 sq m / 1,732 sq ft



Ground Floor



First 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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