



LITTLE HILL, 51 BLIND LANE, BOURNE END
PRICE: £860,000 FREEHOLD

am ANDREW
MILSON

**LITTLE HILL
51 BLIND LANE
BOURNE END
BUCKS SL8 5TN**

PRICE: £860,000 FREEHOLD

Offered to the market for the first time in forty years, this character detached family home offers spacious and well-proportioned accommodation to both floors and is situated within walking distance of Bourne End village centre.

**PRIVATE FRONT & REAR GARDENS:
FOUR BEDROOMS: BATHROOM:
SEPARATE W.C.: LIVING ROOM:
DINING ROOM: CLOAKROOM:
KITCHEN/BREAKFAST ROOM: FAMILY
ROOM: STUDY:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE DEPTH GARAGE: DRIVEWAY
PARKING. POPULAR LOCATION.**

TO BE SOLD: initially constructed in 1932 this four bedroom detached family home offers an abundance of character features as well as potential for further enlargement, subject to the usual consents. The accommodation comprises four double bedrooms, family bathroom, separate w.c., three reception rooms, study, kitchen/breakfast room, cloakroom, large double depth garage, driveway parking and a level rear garden. The property is located within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's 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:

Timber front door to **ENTRANCE HALL** with original parquet flooring, radiator, stairs to First Floor Landing.

CLOAKROOM low level w.c. with wall mounted basin, double glazed window to side, tiled floor, under stairs storage with hanging space for coats and shoes.



LIVING ROOM triple aspect room with double glazed windows to front, side and double glazed patio doors to rear, inset Raeburn cast iron open fireplace with masonry surround, exposed beams, two radiators, television aerial point.



DINING ROOM double glazed window to front, radiator, feature fireplace with ornate brick surround.



KITCHEN/BREAKFAST ROOM fitted with a range of wall and base units, space and plumbing for dishwasher, stainless steel sink and drainer, space for gas range with cooker hood over, space for tall fridge and freezer, radiator, double glazed window to rear, part tiled walls, double glazed door into side access and doorway to

UTILITY ROOM wall mounted gas central heating boiler, double glazed window to side, space and plumbing for washing machine.

FAMILY ROOM double glazed doors into rear garden, radiator.

STUDY double glazed window to rear, radiator.

FIRST FLOOR

LANDING double glazed window to rear, cupboard housing lagged hot water cylinder, access into loft space.



BEDROOM ONE triple aspect room with double glazed windows to front, side and rear, radiator, range of fitted wardrobes and drawers.



SEPARATE W.C. double glazed window to side, low level w.c..



BEDROOM TWO dual aspect room with double glazed windows to side and front, radiator, fitted cupboards.

BATHROOM fitted suite comprising panel bath with mixer taps and shower attachment with wall mounted shower unit over, pedestal hand wash basin, double glazed window to side, heated towel rail and fully tiled walls.



BEDROOM THREE dual aspect room with double glazed window to rear and double glazed door opening onto roof terrace, radiator and pedestal hand wash basin.

BEDROOM FOUR double glazed window to front and radiator.

OUTSIDE

TO THE FRONT is a private garden mainly laid to lawn with mature hedge and block wall surround, two separate driveways – one laid to gravel, the other paved, providing off street parking for several cars, mature shrub borders and beds, gated side access to

THE REAR GARDEN which is mainly laid to lawn with patio area abutting the rear of the property, block wall and mature hedge surround with further mature laurel hedge and magnolia tree with well stocked borders and beds, area of vegetable path.

GARAGE double depth with electric door, power and light, double glazed window to rear and door opening into rear garden.

BOU0990224 EPC BAND: D

COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode SL8 5TN follow Blind Lane from the bottom of the hill where the subject property will be found on the left hand side just before the park.

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 = 83.3 sq m / 897 sq ft
First Floor = 72.6 sq m / 781 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 181.0 sq m / 1,948 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

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