



15 GREENSIDE, BOURNE END
PRICE: £749,950 FREEHOLD

am ANDREW
MILSOM

**15 GREENSIDE
BOURNE END
BUCKS SL8 5TW**

PRICE: £749,950 FREEHOLD

A deceptively spacious four bedroom semi-detached family home situated on a sought after road within walking distance of the village centre.

**CORNER PLOT WITH SOUTH FACING LEVEL
REAR GARDEN: FOUR BEDROOMS: FAMILY
BATHROOM: GROUND FLOOR SHOWER ROOM:
ENTRANCE HALL:
LIVING ROOM: OPEN PLAN L SHAPED
KITCHEN/DINING ROOM: GAS CENTRAL
HEATING TO RADIATORS:
DOUBLE GLAZING:
AMPLE DRIVEWAY PARKING.**

TO BE SOLD: this four bedroom two bathroom semi-detached family home has been improved and extended by the current owners over the years to provide spacious and well-proportioned accommodation spread over three floors. The property occupies a south facing level corner plot which offers further scope for enlargement, subject to the usual consents. 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:

Upvc front door to: **ENTRANCE HALL** tiled floor, double glazed window to side, radiator, walk in cupboard for coats and shoes, stairs to First Floor Landing.

SHOWER ROOM suite comprising of fully enclosed shower cubicle with wall mounted shower unit, low level w.c., vanity unit with sink over and storage, part tiled walls and tiled floor with underfloor heating.



LIVING ROOM dual aspect room comprising double glazed bay window to side and double glazed window to front, inset gas fire with marble surround, television aerial point and radiator.

KITCHEN/DINING ROOM

Kitchen fitted with a range of wall and base units, free standing American style fridge freezer, freestanding Rangemaster stove with five ring gas burner hob with electric oven under and cooker hood over, integrated washing machine and dishwasher, inset stainless steel sink and drainer with filter tap and mixer taps, walk in larder cupboard and further under stairs storage cupboard, tiled floor.



Dining Room double glazed doors opening into rear garden with double glazed windows to rear, radiator, tiled floor, double glazed door into side access and radiator.

FIRST FLOOR

LANDING stairs to second floor and radiator, double glazed window to rear.



BEDROOM ONE double glazed window to front, radiator, cupboard housing lagged cylinder, further fitted cupboard with rail, television aerial point.



FAMILY BATHROOM refitted suite comprising panel bath with mixer taps and wall mounted shower unit, heated towel rail, pedestal hand wash basin, low level w.c., double glazed frosted window to rear.



BEDROOM TWO double glazed window to front, radiator and television aerial point.

BEDROOM THREE dual aspect room with double glazed windows to side and rear, radiator and fitted cupboard.

SECOND FLOOR

LANDING double glazed window to rear.



BEDROOM FOUR double glazed window to side, double glazed roof light, fitted storage cupboards and further storage into eaves, two radiators and television aerial point.

OUTSIDE

TO THE FRONT is a garden mainly laid to lawn with mature shrub borders and beds sweeping round to the side where there is a gravel driveway providing off street parking for several cars with gated access into

THE REAR GARDEN is a private south facing garden mainly laid to lawn with area of raised decking with timber framed covered awning and external power points under, timber framed storage shed with power and light, mature shrub borders and beds with timber fence panel and brick wall surround.

BOU1090324

EPC BAND: D

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL8 5TW** turning into Greenside the subject property will be found, after a short distance, on the left hand side on the corner of Meadow Walk.

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.

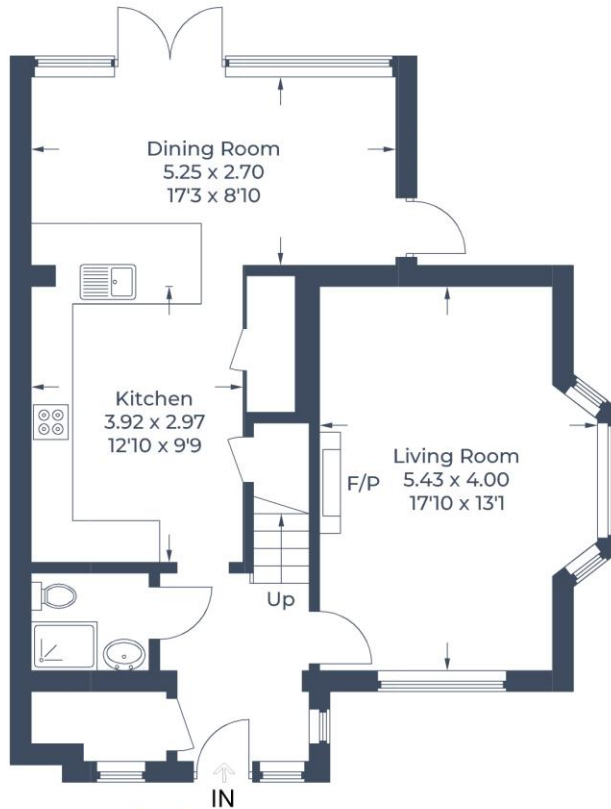
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



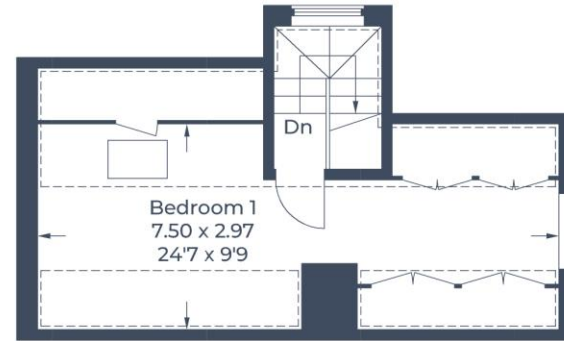
Approximate Gross Internal Area
 Ground Floor = 64 sq m / 689 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Second Floor = 27 sq m / 291 sq ft
 Total = 132.2 sq m / 1,423 sq ft



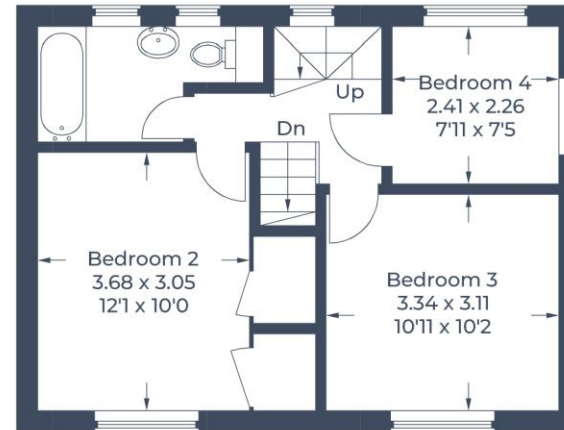
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

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