



**33 HIGHFIELD ROAD, BOURNE END**  
**ASKING PRICE: £595,000 FREEHOLD**

**am** ANDREW  
MILSOM

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BOURNE END  
BUCKS SL8 5BE**

**ASKING PRICE: £595,000 FREEHOLD**

A well-presented spacious two/three bedroom detached bungalow with planning consent for a substantial enlargement within walking distance of Bourne End village centre.

**PRIVATE FRONT GARDEN & LARGE LEVEL  
REAR GARDEN: ENTRANCE HALL:  
TWO BEDROOMS:  
BEDROOM THREE/FAMILY ROOM:  
REFITTED SHOWER ROOM: LIVING ROOM:  
DINING ROOM: KITCHEN:  
GAS CENTRAL HEATING:  
DRIVEWAY PARKING. PLANNING  
PERMISSION TO TURN INTO SUBSTANTIAL  
FIVE BEDROOM DETACHED PROPERTY. NO  
ONWARD CHAIN.**

**TO BE SOLD:** a deceptively spacious detached chalet bungalow which has been modernised by the current owner and comprises: living room, dining room, kitchen, two/three bedrooms, off street parking and a superb private rear garden. The property has planning permission for a substantial extension to create a five bedroom, four bathroom detached family home and is situated within walking distance of Bourne End village centre. There is 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 railway station via Maidenhead, to London Paddington and the Elizabeth Line. The nearby Marlow Bypass enables swift access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Glazed front door to **ENTRANCE HALL** radiator, engineered flooring.



**LIVING ROOM** double glazed bay window to front, radiator, television aerial point.



**DINING ROOM** double glazed window to side, radiator, fitted cupboard and engineered flooring.



**KITCHEN** fitted with a range of wall and base units, space for tumble dryer, space for multifuel cooker with cooker hood over, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer, radiator, windows to side and rear, glazed door to rear garden.



**BEDROOM ONE** double glazed bay window to front, radiator, television aerial point and feature fireplace.



**SHOWER ROOM** fitted suite comprising enclosed shower cubicle with wall mounted shower unit, part tiled walls, pedestal basin, low level w.c., heated towel rail and double glazed window to rear.



**BEDROOM TWO/FAMILY ROOM** double glazed window to rear, radiator, engineered flooring, open back stairs to

## FIRST FLOOR



**BEDROOM THREE** eaves storage, double glazed window to rear and radiator.

## OUTSIDE

**TO THE FRONT** is a driveway providing off street parking for several cars with area laid to gravel with timber fence panel surround and access down both sides.

**TO THE REAR** is a level garden measuring ...? mainly laid to lawn with paved patio area to the rear of the property with further area of raised decking, timber fence panel and mature hedge surround.

**BOU0550723**            **EPC BAND: E**

**COUNCIL TAX BAND: E**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto: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. Take the next turning left into Highfield Road where the subject property can be found, after a short distance, on the left hand side.

**PLANNING PERMISSION** Ref: 21/06725/FUL. Detail planning approved for two storey front and

rear extensions as well as raising the roof height to provide additional first floor accommodation. Please enquire for a full copy of the plans or visit:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/view-and-comment-on-a-planning-application/>

## MONEY LAUNDERING REGULATIONS:

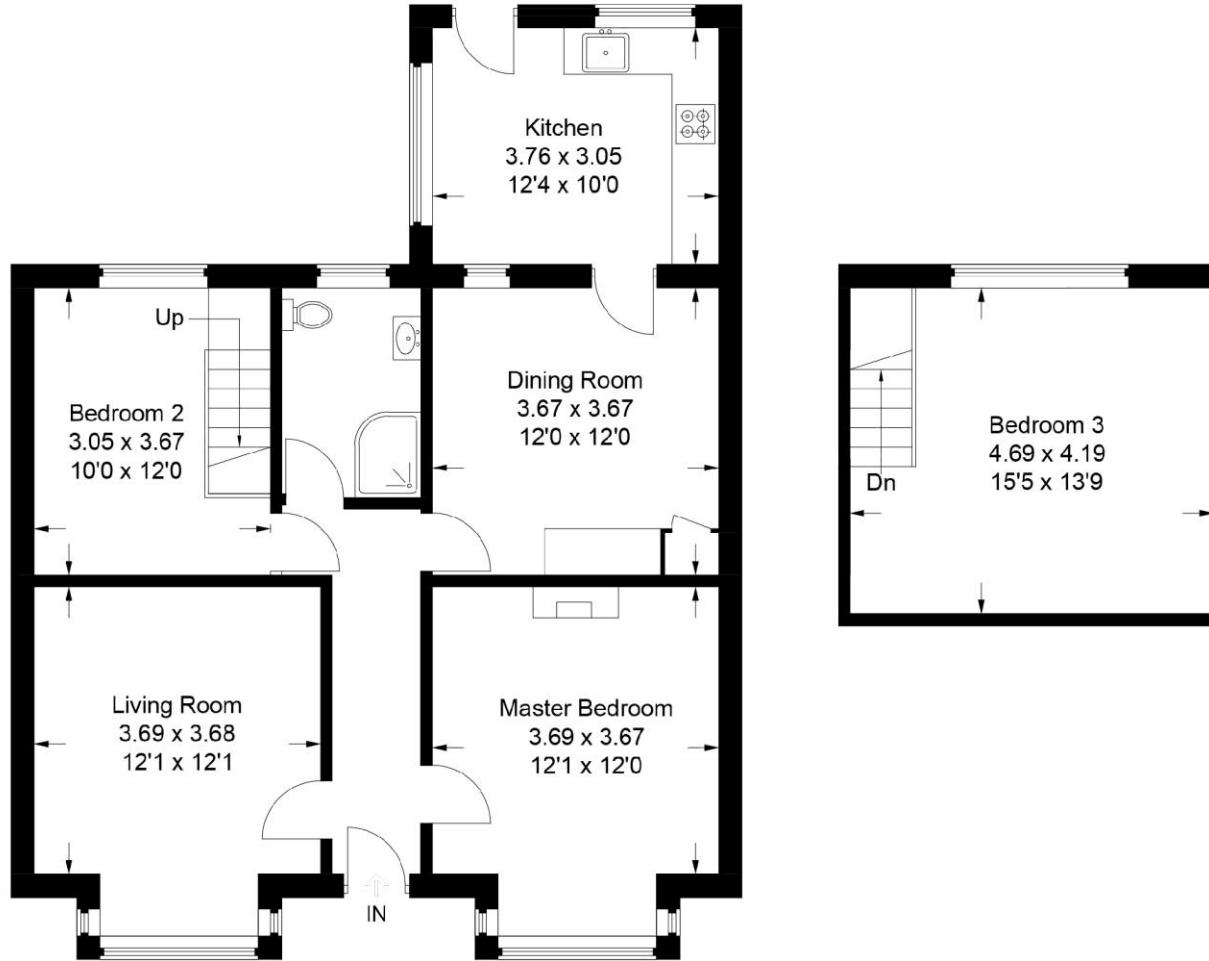
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area  
Ground Floor = 82.7 sq m / 890 sq ft  
First Floor = 19.7 sq m / 212 sq ft  
Total = 102.4 sq m / 1,102 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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