



14 BURROUGHS CRESENT, BOURNE END
PRICE: £584,950 FREEHOLD

am ANDREW
MILSOM

**14 BURROUGHS CRESCENT
BOURNE END
BUCKS SL8 5NR**

PRICE: £584,950 FREEHOLD

A well-presented and tastefully modernised three bedroom link detached home situated in a pleasant cul de sac backing onto a central green close to Claytons Primary School.

**50' REAR GARDEN: THREE BEDROOMS:
REFITTED BATHROOM &
CLOAKROOM: LOUNGE/DINING ROOM:
REFITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE:
DRIVEWAY FOR SEVERAL CARS.
NO ONWARD CHAIN.**

TO BE SOLD: situated in a pleasant residential area within a short walk of Claytons Primary School and the centre of Bourne End with its array of shops and railway station, a well presented three bedroom link detached home offering scope for extension. The property has a well kept 50ft rear garden that backs onto a central green and offers well-presented accommodation ideal for a family. 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:

COVERED ENTRANCE double glazed front door t

ENTRANCE HALL radiator, under stairs storage cupboard, airing cupboard with lagged hot water cylinder, programmer for central heating.

CLOAKROOM white suite of low level w.c., wash basin, radiator.



KITCHEN refitted with cream gloss wall and base units with granite working surfaces, one and a half stainless steel sinks with grooved drainer, space for oven, space and plumbing for washing machine and dishwasher, tiled floor and wall surrounds, Worcester gas fired boiler, space for fridge, glazed sliding serving hatch, fitted drawers and wall cupboards, stainless steel cooker hood.



LOUNGE/DINING ROOM with three radiators, double glazed double doors to garden and stairs to



FIRST FLOOR

LANDING with access to loft, double glazed door to Garage Roof.



BEDROOM ONE double wardrobe, radiator, window with view over garden to central green.



BEDROOM TWO double wardrobe, radiator.



BEDROOM THREE radiator, shelved cupboard.



BATHROOM refitted white suite of low level w.c., wash basin with vanity cupboard, bath with shower screen and separate shower unit, extractor fan, heated towel rail, tiled walls and floor.

OUTSIDE

TO THE FRONT is a flagstone driveway for the parking of several cars with lawn area to side with climbing shrubs and flower borders. There is a covered area with access to **SINGLE GARAGE** with meters, light, power and double glazed door to



THE REAR GARDEN measures 50' (15.24m) in depth with a large expanse of lawn, stepping stones, well stocked flower and shrub borders, maturing trees, panel fencing, wide flagstone patio and gated access to a central green.



BOU1150424 **EPC BAND: E**
COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL8 5NR** and in taking the first right turn, number 14 will be found 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. **DRAFT DETAILS**

Approximate Gross Internal Area
Ground Floor = 42.9 sq m / 462 sq ft
First Floor = 42.7 sq m / 460 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 100.3 sq m / 1,080 sq ft

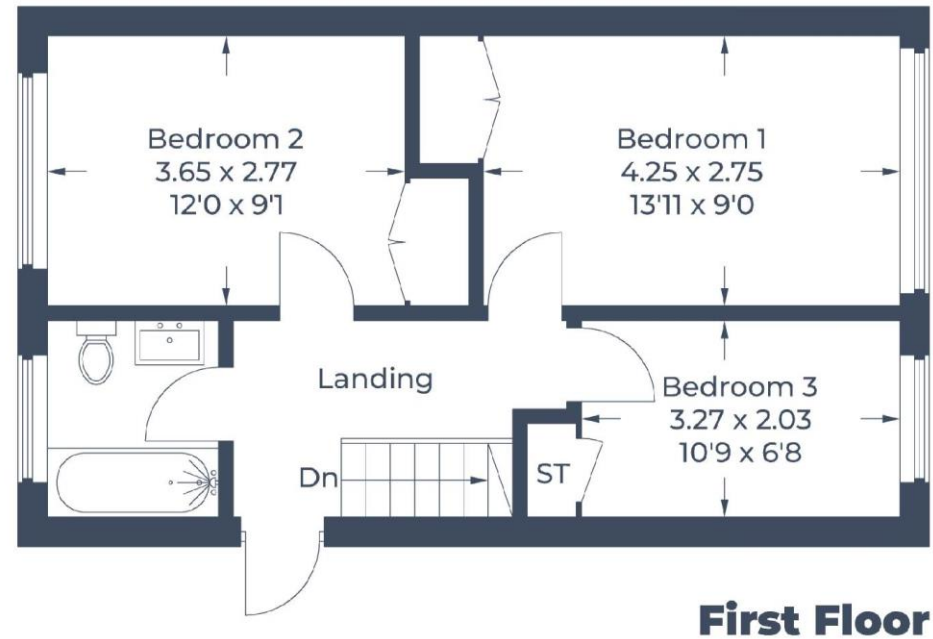
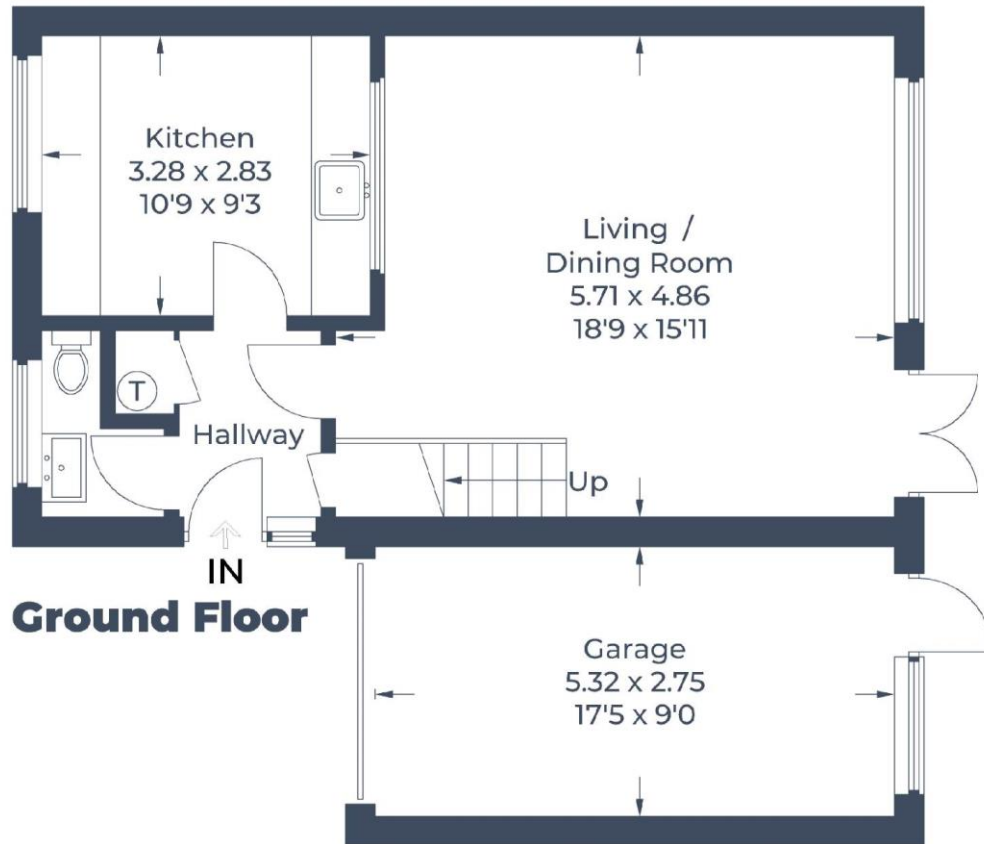


Illustration for identification purposes only,
measurements are approximate, not to scale.