



**7 FISHERMANS WAY, BOURNE END
OFFERS IN EXCESS OF: £650,000 FREEHOLD**

am ANDREW
MILSON

**7 FISHERMANS WAY
BOURNE END
BUCKS SL8 5LX**

PRICE: OIEO £650,000 FREEHOLD

Situated in this convenient setting and within a short stroll of Bourne End village centre, a mature and extended four bedroom semi-detached home being sold with no onward chain.

**FRONT & REAR GARDENS:
THREE BEDROOMS TO THE FIRST FLOOR:
FAMILY BATHROOM:
BEDROOM WITH ENSUITE SHOWER ROOM
TO THE GROUND FLOOR:
ENTRANCE HALL: STUDY: LIVING ROOM:
OPEN PLAN KITCHEN/DINING ROOM:
UTILITY ROOM: DOUBLE GLAZING:
UNDERFLOOR HEATING: COVERED
DRIVEWAY PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: a thoughtfully extended and recently refurbished four bedroom semi-detached home offering versatile living accommodation and situated in this popular and convenient setting close to 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 connects 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:

Front door to **ENTRANCE PORCH** with tiled floor leading through the whole property, double glazed frosted windows, double doors to;

ENTRANCE HALL with stairs to first floor and door to;

STUDY wall hung cupboards, double glazed window to front, radiator, cupboard housing new fuse box.

GROUND FLOOR BEDROOM With Velux window, radiator, door to

ENSUITE SHOWER ROOM With Jack and Jill access to hallway, underfloor heating, quadrant shower cubicle with rainforest shower head, sink with vanity under and mirror over, low level wc, heated towel rail, extractor fan, Velux roof light, tiled floor and walls.



LIVING ROOM with double glazed bay window with window seat, television aerial point, inset LED mood lights, double doors to



KITCHEN/DINING ROOM fitted with a range of high gloss floor and wall units, granite work surfaces and splashback, central island with four ring induction hob with one ring gas burner. large bowl single drainer sink with mixer tap and filtered water tap, tall cupboard housing electric ovens and warming drawer. Two sets of bifold doors to rear, lantern lights, radiators and underfloor heating, door to;



UTILITY ROOM providing space and plumbing for washing machine and tumble dryer. Cupboard housing emersion tank.

FIRST FLOOR

LANDING access to loft space, side aspect double glazed frosted window. Tiled floor throughout first floor.



BEDROOM ONE a front aspect room with double glazed bay window, built in wardrobes, radiator.



BEDROOM TWO a rear aspect room with double glazed window, built in wardrobe, radiator.

BEDROOM THREE a rear aspect room with double glazed window, built in wardrobe and desk, radiator.



BATHROOM white suite comprising Jacuzzi bath with separate tile and glazed shower cubicle, vanity wash hand basin, low level wc, heated towel rail, double glazed frosted window.

OUTSIDE

TO THE FRONT is also a block paved driveway which provides ample off road parking.



THE REAR GARDEN where there is a good sized paved seating area and an area of lawn.

Ref: TMD EPC BAND: TBC
COUNCIL TAX BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: using the postcode **SL8 5LX** the property can 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.

LETTING & MANAGEMENT: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
Ground Floor = 96.3 sq m / 1,036 sq ft
First Floor = 43.7 sq m / 470 sq ft
Total = 140 sq m / 1,506 sq ft

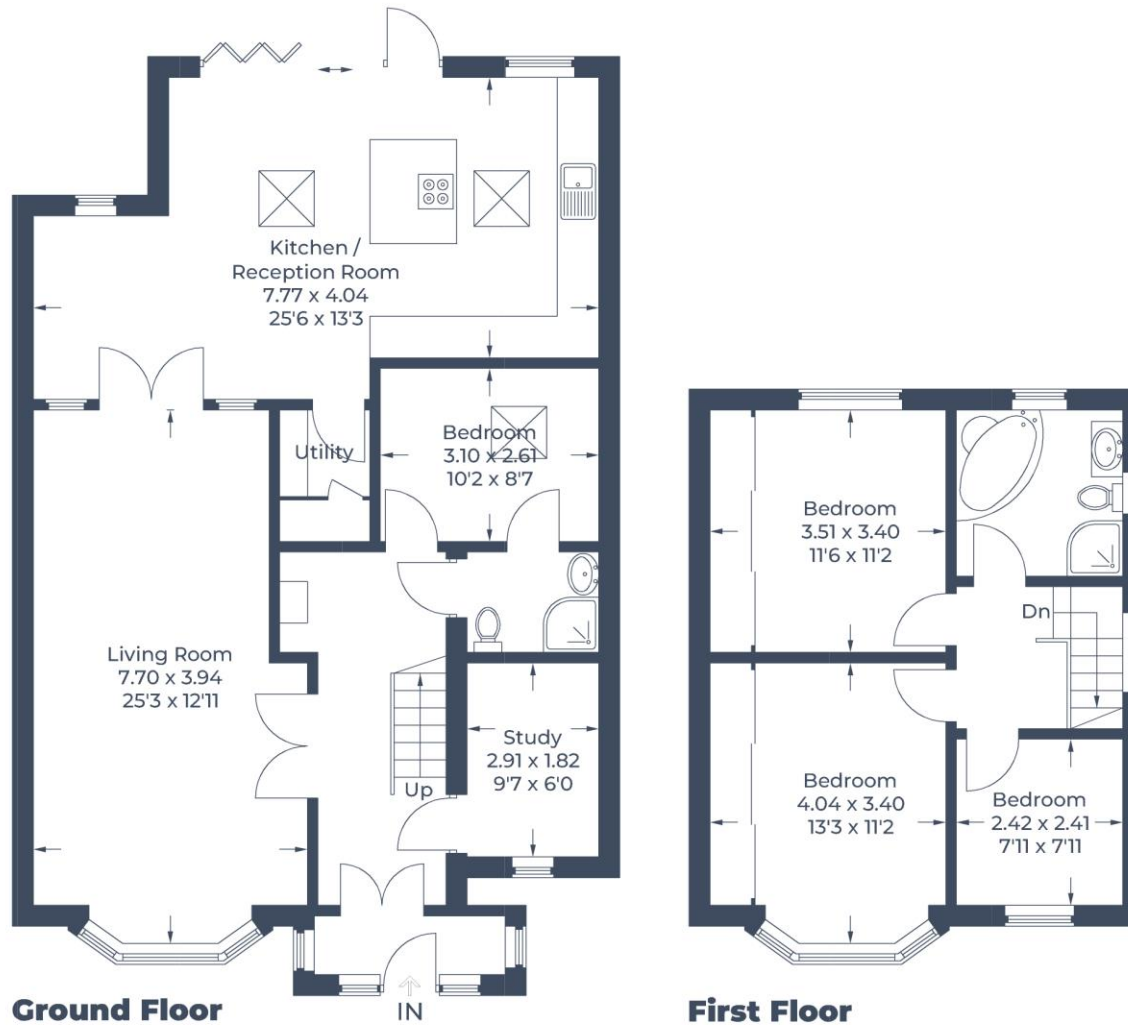


Illustration for identification purposes only,
measurements are approximate, not to scale.

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