



**6 WALNUT WAY, BOURNE END
OFFERS IN THE REGION OF £860,000 FREEHOLD**

am ANDREW
MILSON

**6 WALNUT WAY
BOURNE END
BUCKS SL8 5DW**

**OFFERS IN THE REGION OF £860,000
FREEHOLD**

Situated in this popular and convenient cul-de-sac setting, a three bedroom detached bungalow providing well-kept light and airy living accommodation with ample scope to remodel and extend, subject to usual planning consent.

**PRIVATE 70' x 52' REAR GARDEN:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL:
GOOD SIZED LIVING ROOM: KITCHEN:
SUN ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING:
INTEGRAL DOUBLE GARAGE:
WITHIN A LEVEL WALK OF BOURNE END
VILLAGE CENTRE, RAILWAY STATION
AND THE RIVER THAMES.**

TO BE SOLD: a rarely available three bedroom detached bungalow providing well presented, light and airy living accommodation situated in this pleasant cul de sac setting within close proximity of Bourne End village centre. This property also provides an ideal opportunity to remodel and extend, subject to usual planning consent, with further features which include a 21' living room, private 70 x 52' rear garden, driveway parking, integral double garage and three bedrooms – one of which could be utilised as a study. Close by, Bourne End village centre provides a wide range of amenities for day to day needs and good schooling. For the commuter, access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington, via Maidenhead main line station.

The accommodation comprises:

ENTRANCE HALL with two radiators, cloaks cupboard. Access to large part boarded loft with pulldown ladder.



LIVING/DINING ROOM front aspect room with double glazed bay window, pebble effect gas fire, radiator, television aerial point, wall light points and door to

KITCHEN: fitted with a matching range of Shaker style floor and wall units, wood effect work surfaces incorporating two seater breakfast bar, Zanussi ceramic hob with extractor fan over and oven below, space and plumbing for slimline dishwasher, space for fridge freezer, tiled floor, tiled borders, single drainer single bowl sink unit, rear aspect double glazed window, door to



SUN ROOM: a rear aspect room with double glazed windows and doors to garden, stone floor, cupboard housing the central heating boiler and door to garage.



BEDROOM ONE: a rear aspect room with double glazed window providing views over the rear garden, range of built in wardrobes and matching drawers, radiator.



BEDROOM TWO: a front aspect room with double glazed window, built in wardrobes and radiator.



BATHROOM white suite comprising enclosed panel bath with Aqualisa shower over, vanity wash hand basin, low level w.c., heated towel rail, double glazed frosted windows, tiled floor.



DOUBLE GARAGE with electrically operated up and over door, light power, plumbing for washing machine and butlers sink.



BEDROOM THREE/STUDY: a rear aspect room with double glazed window, radiator.

OUTSIDE

TO THE FRONT of the property is an area of lawn with dwarf retaining brick wall, two areas of driveway parking and gated side access leading to

THE REAR GARDEN which measure 52' deep x 70' wide (15.85 x 21.34m) predominantly laid to lawn with panel fencing, brick wall surround. Running along the back of the house is a good sized patio. Greenhouse and two garden sheds.



Ref: TMD EPC BAND: C
Council Tax: Band F

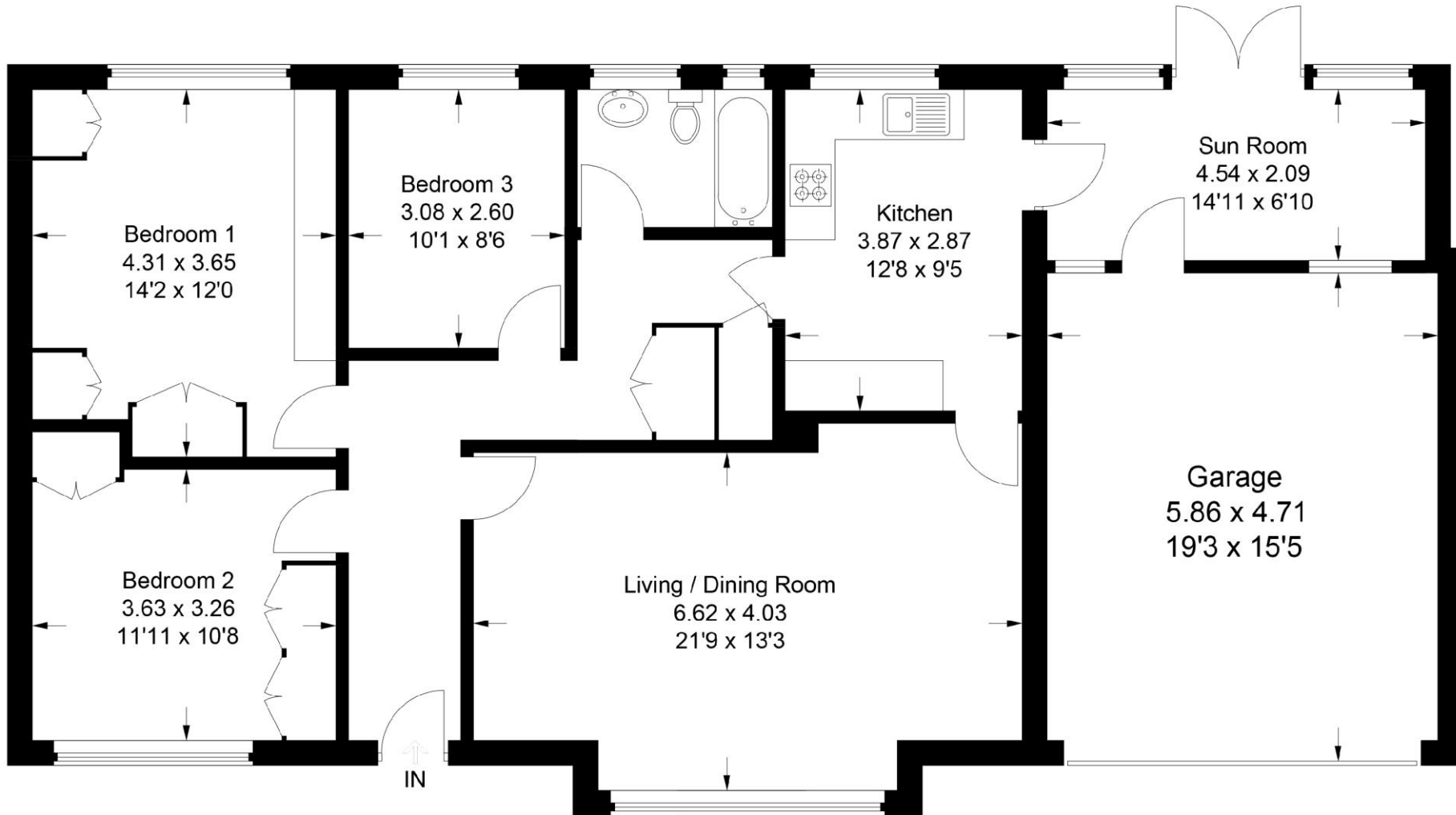
VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. Continue for approximately a quarter of a mile where Walnut Way 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.

Approximate Gross Internal Area
(Including Garage)
135.1 sq m / 1,454 sq ft



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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