



16 HIGHFIELD ROAD, BOURNE END
PRICE: £512,500 FREEHOLD

am ANDREW
MILSON

**16 HIGHFIELD ROAD
BOURNE END
BUCKS SL8 5BG**

PRICE: £512,500 FREEHOLD

A well-presented three bedroom semi-detached family home situated within a short walk of the village centre.

**112FT REAR GARDEN: THREE BEDROOMS:
FIRST FLOOR CLOAKROOM:
ENTRANCE HALL: REFITTED GROUND
FLOOR BATHROOM: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DRIVEWAY PARKING.**

TO BE SOLD: situated within walking distance of the village centre, railway station and the River Thames, this mature three bedroom semi-detached home benefits from a landscaped 112ft rear garden, three good sized bedrooms, 15' dual aspect living dining room, replaced double glazing, ample driveway parking, fitted kitchen and ground floor shower room. Bourne End village centre 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 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:

Double glazed Upvc front door to **ENTRANCE HALL** tiled floor, stairs to First Floor Landing with storage under, storage cupboard with double glazed frosted window, radiator.



LIVING ROOM dual aspect room with double glazed window to front and double glazed doors opening onto rear garden, two radiators and television aerial point.



KITCHEN fitted with a range of wooden walls and base units with work surfaces over and tiled splash backs, integrated fridge freezer, tall cupboard housing electric oven, induction hob with extractor fan over, space and plumbing for washing machine and dishwasher, inset stainless steel one and a quarter sink and drainer, wall mounted combination gas central heating boiler, double glazed window to rear and part double glazed door into side access, tiled floor and radiator.



SHOWER ROOM white suite comprising enclosed shower with mixer taps and shower attachments, low level w.c., vanity unit with sink over and storage under, double glazed frosted window, heated towel rail and tiled floor.

FIRST FLOOR

LANDING double glazed frosted window to side, storage cupboard.

CLOAKROOM comprising low level w.c., hand wash basin with vanity under, heated towel rail, double glazed frosted window and laminate floor.



BEDROOM ONE dual aspect room with double glazed windows to front and rear, television aerial point, two radiators.



BEDROOM TWO double glazed window to rear, radiator, television aerial point, access into loft space.



BEDROOM THREE double glazed window to front, radiator, fitted storage cupboards.

OUTSIDE

TO THE FRONT is a gravel driveway providing off street parking for several cars with timber fence surround and gated side access to



THE REAR GARDEN which has been landscaped in sections to provide a paved seating area to the rear of the property, an area laid to lawn with a path leading down to the rear part of the garden with a paved area and a garden shed.



REFERENCE: BOU120 EPC BAND: D

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office 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 on the right 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.

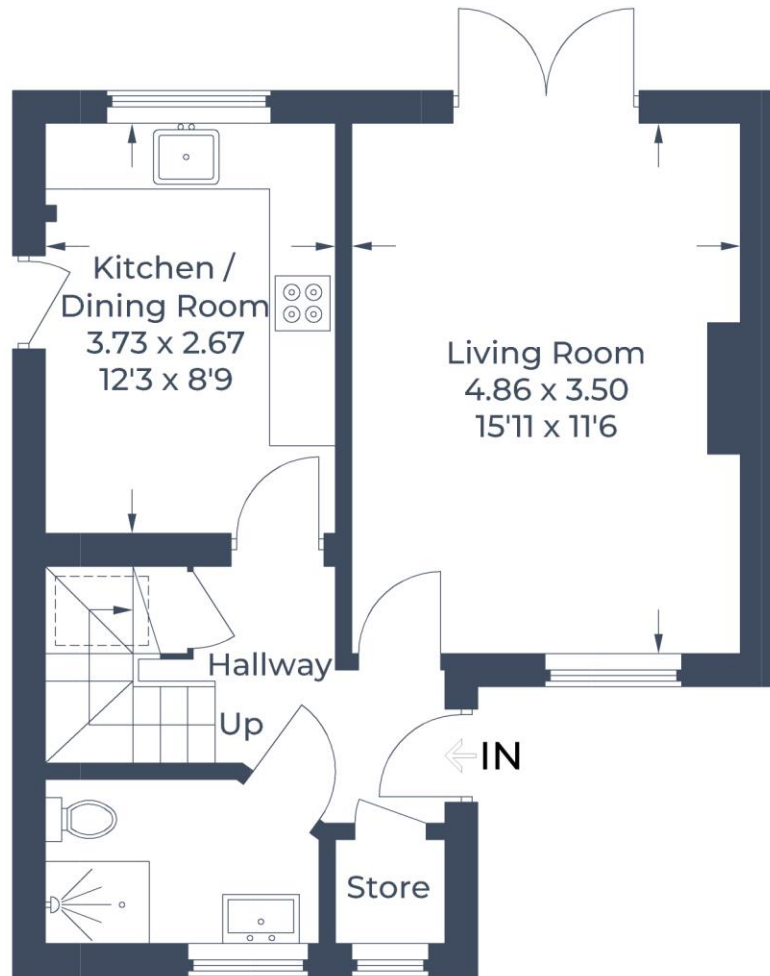
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area
Ground Floor = 40.9 sq m / 440 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 81.3 sq m / 875 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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