



THAMES MEADOW, BOURNE END
PRICE: £775,000 FREEHOLD

am ANDREW
MILSON

**THAMES MEADOW
ANDREWS REACH
BOURNE END
BUCKS SL8 5DP**

PRICE: £775,000 FREEHOLD

A spacious detached bungalow set in a secluded location within walking distance of Bourne End village centre.

**FRONT & REAR GARDENS:
THREE BEDROOMS: CLOAKROOM:
SHOWER ROOM: LIVING/DINING ROOM:
STUDY: KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING FOR SEVERAL CARS.**

TO BE SOLD: this attractive old stock brick detached bungalow is offered for sale for the first time since its construction over forty years ago and has been well maintained by its current owners. The property is situated at the entrance to a private development and benefits from having a superb carriage driveway providing off street parking for several cars, private level rear garden, three bedrooms, study, living room, shower room, cloakroom and kitchen/breakfast room. The property also offers potential for further enlargement, subject to the usual consents and is located within a level walk of 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:

Part glazed door to **ENTRANCE HALL** radiator, access into loft space, coved ceiling, laminate flooring, storage cupboard.

CLOAKROOM low level w.c., wall mounted basin, radiator.



LIVING ROOM double glazed window to front, two radiators, television aerial point, inset fireplace with wood burning stove and masonry surround, coved ceiling.



KITCHEN/BREAKFAST ROOM fitted with a range of wall and base units, stainless steel sink and drainer, space and plumbing for washing machine, four ring gas hob burner with electric double oven, space and plumbing for dishwasher, wall mounted

gas central heating boiler, space for fridge freezer, tiled floor, double glazed window to rear and double glazed door opening to the rear garden.



STUDY/DINING ROOM double glazed window to rear, radiator.



SHOWER ROOM suite comprising walk in double shower cubicle with dual head wall mounted shower unit, pedestal wash basin, low level w.c., radiator, double glazed frosted window, part tiled walls and tiled floor, fitted bathroom cabinet.



BEDROOM ONE double glazed window to front, radiator, television aerial point.



BEDROOM THREE double glazed window to rear, radiator.

OUTSIDE

TO THE FRONT is a sweeping gravelled carriage drive providing off street parking for several cars with timber gates at either end, area of paved patio and mature shrub borders and beds.



TO THE REAR is a level garden, partly laid to lawn and partly paved with mature borders and beds, timber framed shed with power and light, greenhouse, wall and timber fence surround with access to both sides.



BEDROOM TWO double glazed window to rear, radiator.

Ref: AC24711022 EPC BAND: D

COUNCIL TAX BAND: F

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or **bourneend@andrewmilsom.co.uk**

DIRECTIONS: from our Bourne End office in The Parade turn right and proceed over the mini roundabout into Station Road. Continuing along the road, before you get to the S bend turn right into Andrews Reach where the subject property after a short distance on the right hand side.

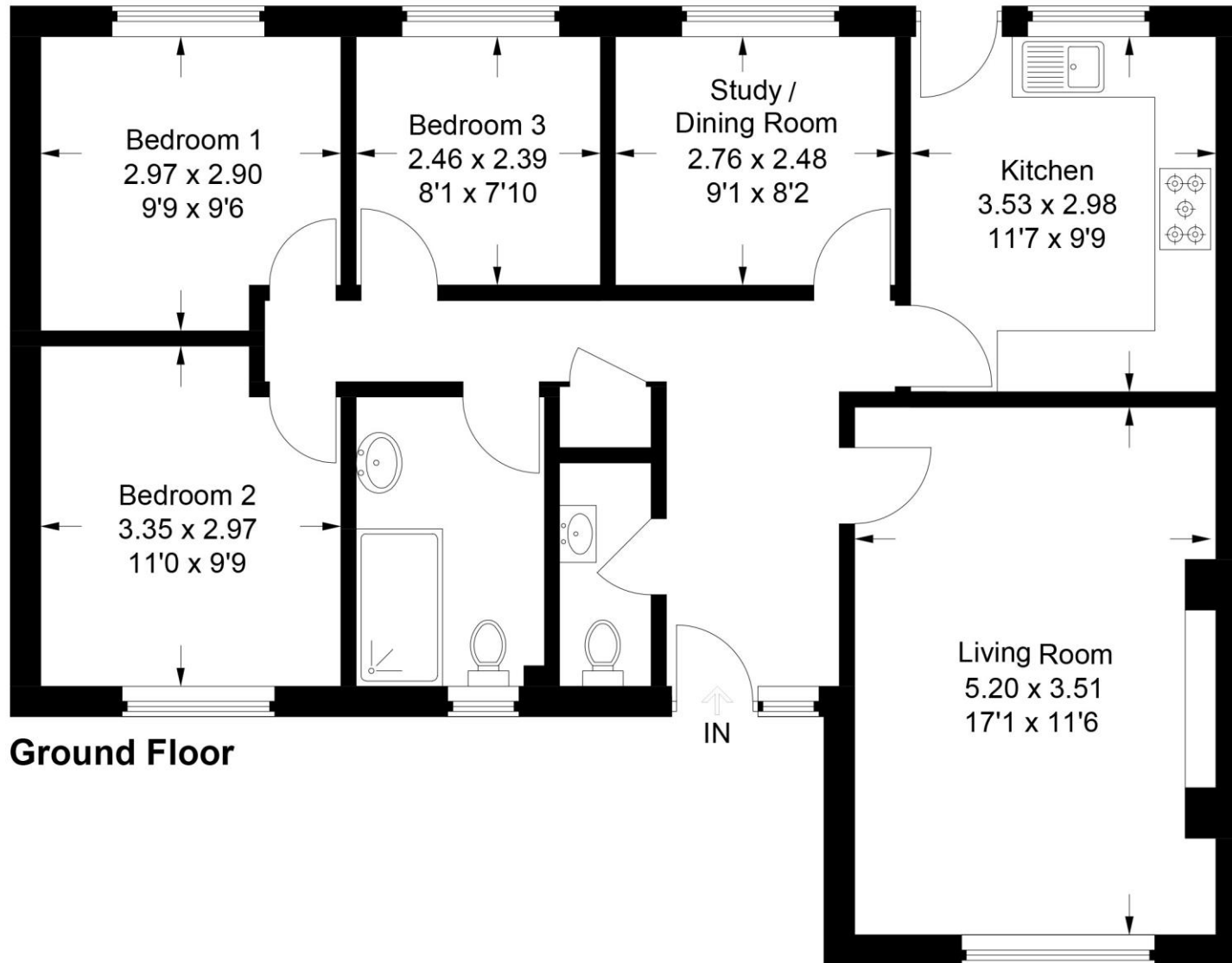
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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
82.9 sq m / 892 sq ft



Ground 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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