



11 WABORNE ROAD, BOURNE END
PRICE: £599,950 FREEHOLD

am ANDREW
MILSON

**11 WABORNE ROAD
BOURNE END
BUCKS SL8 5LL**

PRICE: £599,950 FREEHOLD

A deceptively spacious three bedroom semi-detached home situated on a popular and convenient road within a level walk of the village centre.

**PRIVATE FRONT & REAR GARDENS:
THREE BEDROOMS: REFITTED FAMILY
BATHROOM: ENTRANCE HALL:
CLOAKROOM: THROUGH LIVING/FAMILY
ROOM: REFITTED KITCHEN/DINING ROOM
WITH WALK IN PANTRY: UTILITY ROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: SINGLE GARAGE:
AMPLE DRIVEWAY PARKING.
CORNER PLOT.**

TO BE SOLD: this bay fronted semi-detached home has been extended and improved by the current owners to provide spacious and well-proportioned accommodation to both ground and first floors. The property benefits from having a large through living/family room with kitchen/dining room across the rear with underfloor heating, utility room, three bedrooms, refitted family bathroom, cloakroom, private front and rear gardens, ample off street parking, garage and the property being situated on a corner plot offers potential for extension, subject to the usual consents. 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:

Upvc front door to **ENTRANCE HALL** stairs to First Floor Landing, storage cupboard, double glazed window to front and radiator.



LIVING/FAMILY ROOM with double glazed bay window to front, inset wood burning stove, radiator, television aerial point.



KITCHEN/DINING ROOM refitted with a range of wall and base Shaker style units with granite surfaces over, electric double oven with integrated microwave and hot tray, inset sink and drainer with mixer taps and filter tap, island incorporating electric 5 ring induction hob with cooker hood over and storage under, underfloor heating, built in walk in pantry with double glazed frosted window with shelving and access into loft space, double glazed sliding doors into rear garden and double glazed roof light, two vertical radiators and television aerial point.

UTILITY ROOM fitted with a range of wall and base units, space and plumbing for washing machine and dishwasher, inset sink and drainer with mixer taps, space for fridge freezer and tumble dryer, cupboard housing wall mounted gas central heating boiler and part tiled walls.

CLOAKROOM comprising low level w.c., pedestal basin, heated towel rail, double glazed frosted window and tiled flooring.

FIRST FLOOR

LANDING double glazed window to side, access into loft space.



BATHROOM refitted suite comprising panel bath with mixer taps, vanity unit with sink over and storage under, low level w.c., walk in double shower cubicle with wall mounted shower unit, heated towel rails, fully tiled walls, tiled floor with underfloor heating, double glazed frosted windows to side and rear.



BEDROOM ONE double glazed bay window to front, radiator and range of fitted wardrobes, television aerial point.



BEDROOM TWO double glazed window to rear, radiator and fitted wardrobes.

BEDROOM THREE double glazed window to front and radiator.

OUTSIDE

TO THE FRONT is a level private garden mainly laid to lawn with timber fence panel surround and mature shrubs. To the side is a block paved driveway providing off street parking for several cars with timber gate leading to

THE REAR GARDEN which has been landscaped to provide an area mostly laid to lawn with paved patio to the rear of the garden with mature shrub borders and beds, timber fence panel surround with area of block paving to the rear of the property with permanent awning and storage shed.

SINGLE GARAGE with hinged double door, power and light.

BO14410224 EPC BAND: C

COUNCIL TAX BAND: D

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

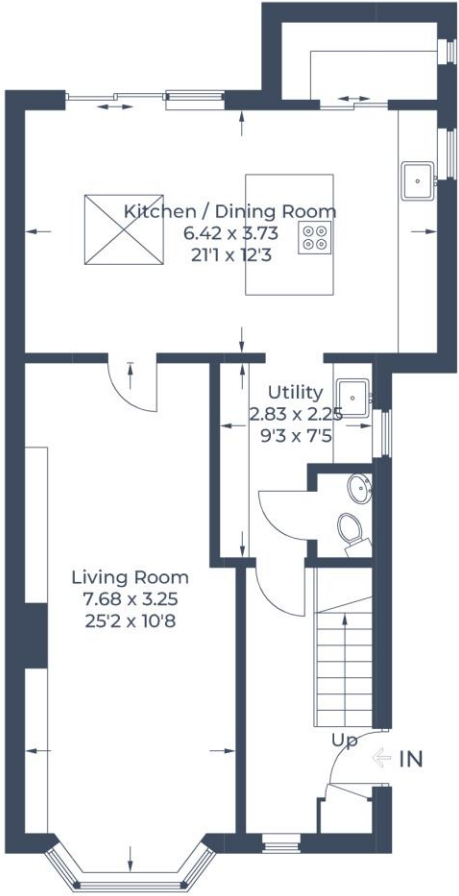
DIRECTIONS: using the postcode **SL8 5LL** turning into Waborne Road the property will be found, after a short distance, on the left hand side on the corner of Roman Way.

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.

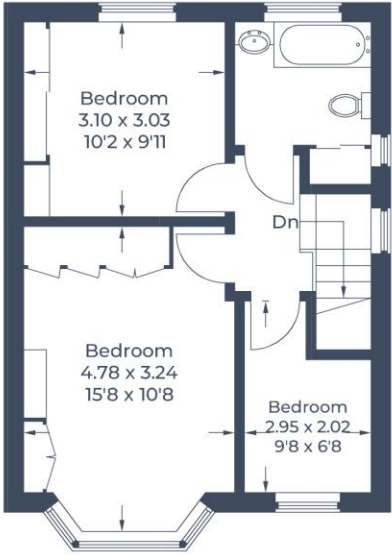
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



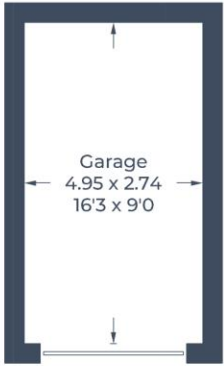
Approximate Gross Internal Area
 Ground Floor = 68.1 sq m / 733 sq ft
 First Floor = 39.9 sq m / 429 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 121.6 sq m / 1,308 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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