



28 HIGHFIELD ROAD, BOURNE END
ASKING PRICE: £550,000 FREEHOLD

am ANDREW
MILSON

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

ASKING PRICE: £550,000 FREEHOLD

A spacious three bedroom detached chalet bungalow on a popular residential street benefitting from a 94ft private rear garden and withing a short walk to the village

**94 FT PRIVATE REAR GARDEN:
THREE DOUBLE BEDROOMS - ONE TO
GROUND FLOOR:**

**DOWNSTAIRS BATHROOM:
THROUGH LOUNGE/DINER:**

KITCHEN/BREAKFAST ROOM:

SUN ROOM: LARGE STORE:

GAS CENTRAL HEATING:

DOUBLE GLAZED WINDOWS

TO BE SOLD: This detached chalet bungalow offers spacious rooms and versatile living with it's two bedrooms to the first floor and a further bedroom and bathroom to the ground floor. The garden is the selling point of this property with a width of 45ft and depth of 94ft. The property has scope for extension STPP and an internal viewing is highly recommended. Within walking distance of Bourne End village centre, there is 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 railway station via Maidenhead, to London Paddington and the Elizabeth Line. The nearby Marlow Bypass enables swift access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Steps to front porch with timber front door opening to **ENTRANCE HALL** Timber flooring with stairs to first floor, built in storage cupboard, radiator.



LOUNGE DINING ROOM a large double aspect room with double glazed bay window to front, faux fireplace, radiators, dining area with double doors out to;

SUNROOM a double glazed room overlooking the garden with radiator.



BEDROOM ONE a front facing room with plenty of built in wardrobes, large double glazed bay window, radiator under.



SHOWER ROOM a white suite comprising low level wc, double shower cubicle, vanity cupboard with inset sink, double glazed window, radiator tiled walls, laminate flooring.



KITCHEN BREAKFAST ROOM An L shaped kitchen with a range of cottage style wall and base units with ample work surfaces over and separate matching dresser, space for oven with extractor over, dishwasher, space for fridge freezer and washing machine, sink unit with mixer taps and drainer, radiator, double glazed window overlooking the garden, wall mounted Worcester combi boiler. Door to to;

STORE Originally used as a garage now with single timber door and windows to front, wall mounted cupboards and door to garden.

FIRST FLOOR



BEDROOM TWO A double room with built in wardrobe and eaves storage, double glazed window overlooking the garden with radiator under.



BEDROOM THREE with built in wardrobe, double glazed window overlooking the garden with radiator under.

OUTSIDE

TO THE FRONT there is a paved area for multiple cars with the rest laid to lawn.



TO THE REAR a key feature of the house is a large 94ft private garden

BOU0550723

EPC BAND: E

COUNCIL TAX BAND: E

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, after a short distance, on the left hand side.

PLANNING PERMISSION Ref: 21/06725/FUL. Detail planning approved for two storey front and rear extensions as well as raising the roof height to provide additional first floor accommodation. Please enquire for a full copy of the plans or visit:

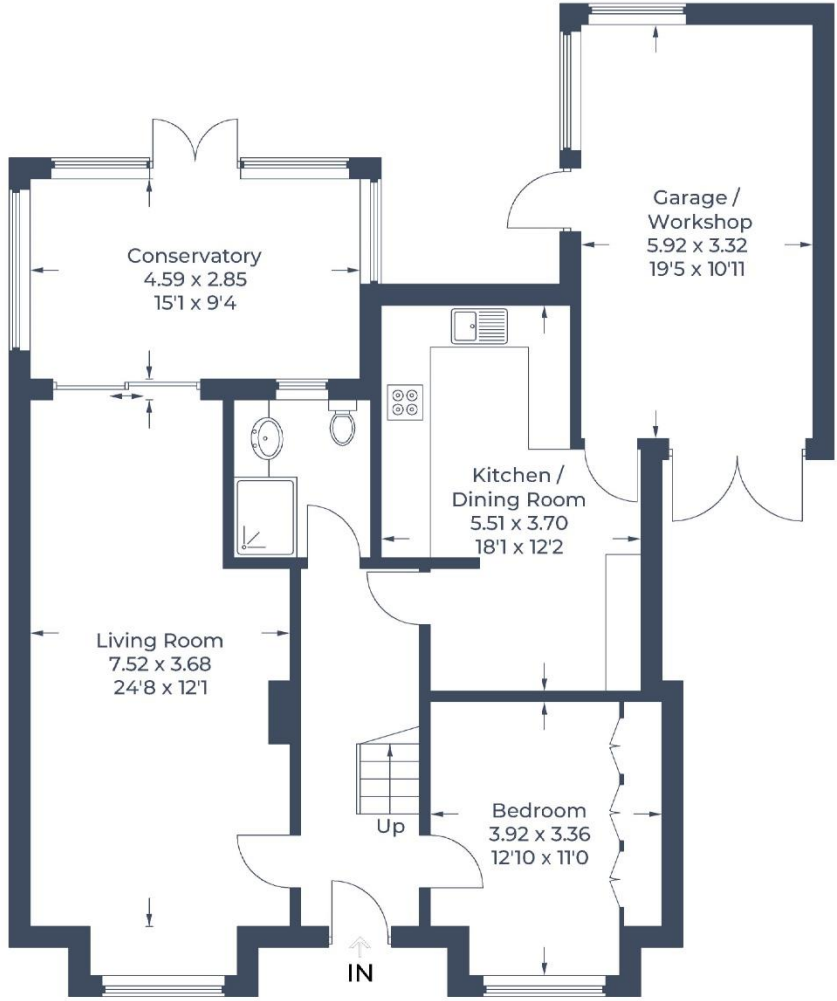
<https://www.buckinghamshire.gov.uk/planning-and-building-control/view-and-comment-on-a-planning-application/>

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.

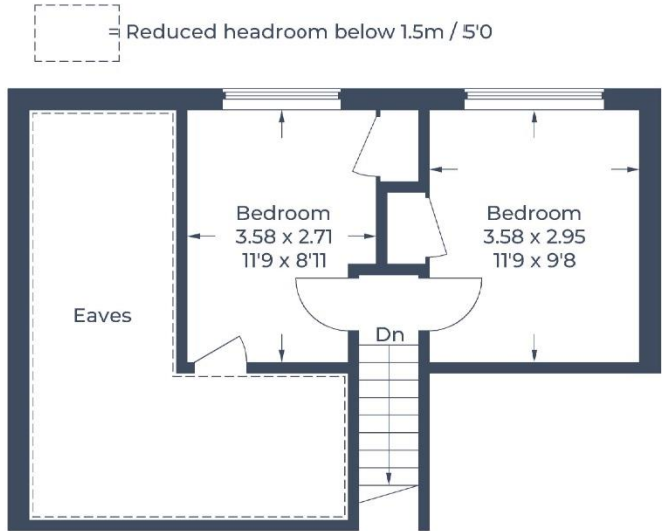
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 108.0 sq m / 1,162 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Total = 151.4 sq m / 1,629 sq ft
 (Including Eaves)



Ground Floor



First Floor

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