



THAMESBOURNE MEWS, STATION ROAD, BOURNE END
PRICE: £295,000 FREEHOLD

am ANDREW
MILSON

**2 THAMESBOURNE MEWS
STATION ROAD
BOURNE END
SL8 5RJ**

PRICE: £295,000 FREEHOLD

A conveniently located one bedroom house situated in the heart of the village which has undergone a total refurbishment by the current owners.

**COURTYARD GARDEN WITH STORE:
BEDROOM: REFITTED SHOWER ROOM
SITTING ROOM: REFITTED KITCHEN
ELECTRIC HEATING:
ALLOCATED PARKING:
DOUBLE GLAZING:
IDEAL FIRST PURCHASE:
NO ONWARD CHAIN**

TO BE SOLD: A rarely available one bedroom cluster home conveniently located in the heart of the village close to the railway station and within a short stroll of a picturesque stretch of the River Thames. This property would be ideal for a first time buyer and benefits from such features as a refitted kitchen and bathroom, courtyard garden to the front, with a newly built store room, allocated parking, double glazed windows. Bourne End village centre provides a wide range of amenities for day to day needs and 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 the Elizabeth Line via Maidenhead mainline station.

The accommodation comprises:

CANOPIED ENTRANCE PORCH Part glazed front door to:



SITTING ROOM A front aspect room with double glazed windows, electric wall heater, television aerial point, stairs to first floor landing. Archway to:



KITCHEN Recently refitted with a range of white gloss wall and base units, electric oven with electric hob over, extractor fan, stainless steel sink unit with mixer taps, space for fridge freezer.

FIRST FLOOR



LANDING With fitted wardrobes.



BEDROOM Front aspect room with double glazed window, shelved storage cupboard, access to loft space.



SHOWER ROOM Refitted white suite comprising tile and glazed shower cubicle with Aqualisa shower over, suspended wash hand basin, low level w.c., double glazed frosted window, heated towel rail.



OUTSIDE To the **FRONT** of the property is a south facing block paved private courtyard garden with a newly built outdoor store room currently housing the dryer.

PARKING There is one allocated parking space.

Ref: BOU124 EPC BAND: F
Council Tax: Band D

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: Walking from our Bourne End office in The Parade turn right and continue to the roundabout turning right into Station Road where 2 Thamesbourne Mews can be found immediately 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 = 19.9 sq m / 214 sq ft
First Floor = 19.7 sq m / 212 sq ft
Outbuilding = 3.4 sq m / 37 sq ft
Total = 43.0 sq m / 463 sq ft

