



22 HIGHFIELD ROAD, BOURNE END
PRICE: £650,000 FREEHOLD

am ANDREW
MILSON

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

PRICE: £650,000 FREEHOLD

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

**90FT REAR GARDEN: FOUR BEDROOMS:
FIRST FLOOR SHOWER ROOM:
ENTRANCE HALL: LIVING ROOM:
GROUND FLOOR BATHROOM:
DINING ROOM:
KITCHEN/BREAKFAST ROOM:
ORANGERY OVERLOOKING REAR
GARDEN:
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 four bedroom home has been tastefully extended by the current owner to provide versatile living accommodation. 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** with wooden floor, double glazed window to side, stairs to First Floor Landing, storage cupboard, radiator.



LIVING ROOM with double glazed window to front with radiator under and glazed door to dining room, ornate feature fireplace, coves ceilings, carpeted floors.

BATHROOM a large bathroom comprising white suite of panelled bath with shower attachment over, low level wc, pedestal wash hand basin, heated towel rail, glazed windows, cupboard housing washing machine and dryer.



KITCHEN fitted with a range of walls and base solid timber units with black granite work surfaces over, range cooker with five ring gas hob and tiled splashback, ceramic sink unit, space and plumbing for American style fridge and freezer, free standing dual fuel cooker with five ring burner and cooker

hood over, space and plumbing for washing machine and dishwasher, inset stainless steel one and a quarter sink and drainer, cupboard housing wall mounted gas boiler, space for American style fridge freezer, breakfast area opening out to the;



ORANGERY with a separate entrance off the dining room, a great spot to enjoy the garden with radiators and double-glazed doors out to the garden.

DINING ROOM with access from the living room, wooden flooring, radiator,

FIRST FLOOR LANDING with solid oak floorboards and doors throughout the first floor, airing cupboard and doors to;



BEDROOM ONE a large double room to the front of the house with two sets of double-glazed windows, built in wardrobe, space for further wardrobe, high ceilings, radiators.

SHOWER ROOM a suite of enclosed shower cubicle, low level wc, pedestal wash hand basin, heated towel rail, frosted window.



BEDROOM TWO double glazed window to rear, radiator.

BEDROOM THREE double glazed window to front, radiator.

BEDROOM FOUR double glazed window to rear, radiator.

OUTSIDE

TO THE FRONT is a paved 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 terrace area to the rear of the property, an area of lawn with paved steps down to the end of the garden where you will find another paved area with hedges surrounding, housing the garden shed.



BOU134 EPC BAND: E

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 = 82.9 sq m / 892 sq ft
First Floor = 55.2 sq m / 594 sq ft
Total = 138.1 sq m / 1,486 sq ft

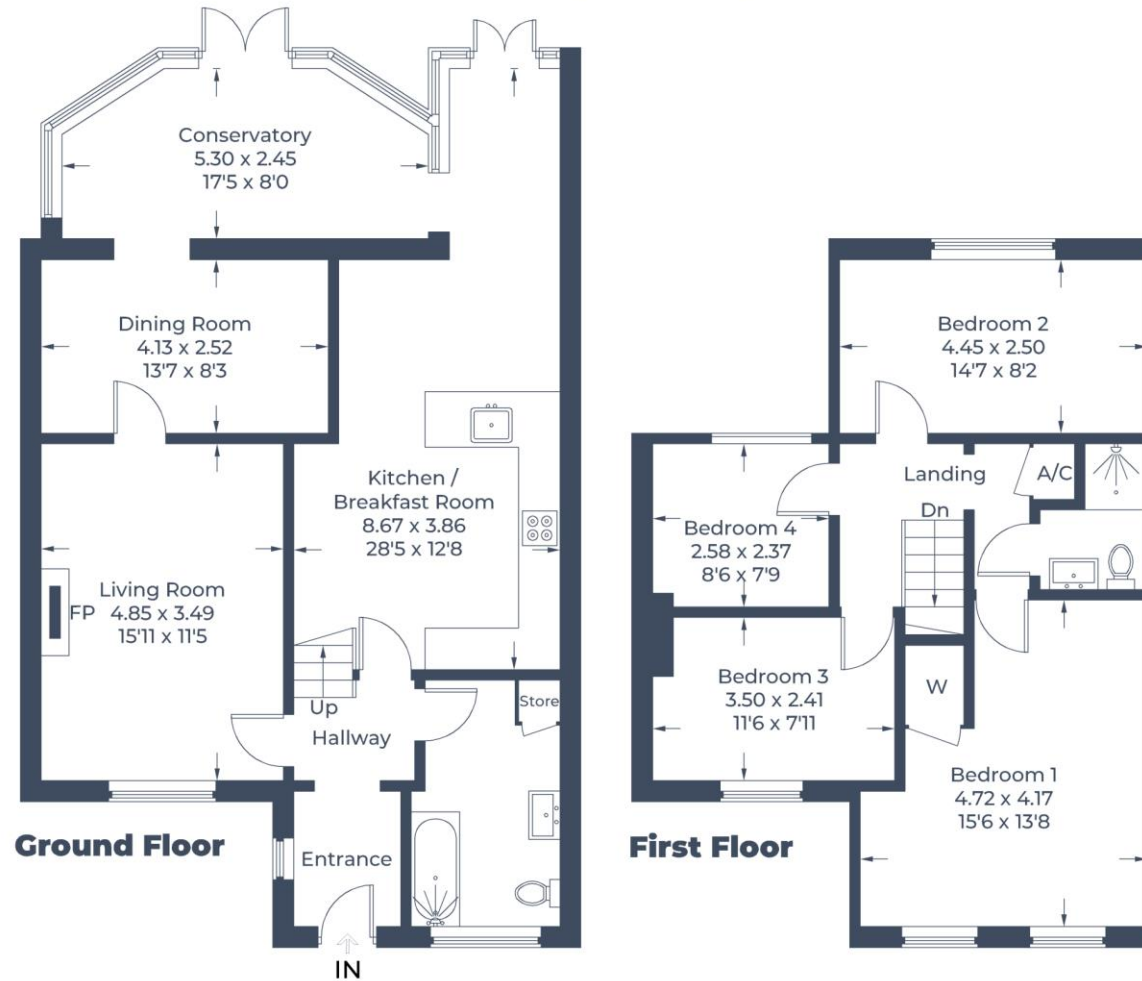


Illustration for identification purposes only,
measurements are approximate, not to scale.
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