



22 WILLOWS ROAD, BOURNE END
PRICE: £535,000 FREEHOLD

am ANDREW
MILSON

**22 WILLOWS ROAD
BOURNE END
BUCKS SL8 5HG**

PRICE: £535,000 FREEHOLD

A three bedroom link detached home situated in this popular residential setting within close proximity of Bourne End village centre.

**LOW MAINTENANCE REAR GARDEN
THREE BEDROOMS:
FIRST FLOOR BATHROOM:
ENTRANCE HALL: FITTED KITCHEN:
LIVING/DINING ROOM: CLOAKROOM:
DRIVEWAY PARKING: GARAGE: DOUBLE
GLAZING: GAS CENTRAL HEATING:
NO ONWARD CHAIN**

TO BE SOLD: Situated in a sought-after residential area within an easy level walk of the parade of shops in Bourne End, a modern three bedroom link detached home offering scope for extension and some updating is required. Front & rear gardens: three bedrooms, bathroom, cloakroom, lounge/dining room, kitchen, gas central heating, double glazing, driveway parking for two cars. No onward chain. 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. For the commuter there is a branch line railway station linking, via Maidenhead, to London Paddington and the nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

COVERED ENTRANCE PORCH with glazed door to **ENTRANCE HALL** parquet flooring, radiator, coat cupboard, built in storage cupboards with shelf. Door to;

CLOAKROOM with low level wc, corner wash hand basin, double glazed frosted window with radiator under, laminate flooring.



KITCHEN Fitted with a range of wooden wall and floor units with worktop over comprising breakfast bar area, tall cupboard housing integrated ovens, electric hob with extractor fan over, space and plumbing for dishwasher, washing machine and fridge freezer, stainless steel sink unit, double glazed windows to front, laminate flooring.



LIVING ROOM a rear aspect room with double glazed sliding doors to garden, gas fireplace, radiator, television aerial point, stairs to first floor.

FIRST FLOOR LANDING with double glazed window to side, radiator.



BEDROOM ONE a rear aspect large room with double glazed windows, two built in wardrobes, radiator.



BEDROOM TWO a front aspect room with double glazed windows, cupboard housing recently fitted Worcester combination boiler.



BEDROOM THREE A rear aspect room with double glazed window, radiator under.



BATHROOM a suite of panelled bath with shower over, pedestal wash hand basin, low level wc, radiator, part tiled wall, laminate floor, double glazed window.

OUTSIDE



TO THE REAR of the property is a private low maintenance garden that is predominantly paved with panel fence surround, flower and shrub borders with garden shed.

TO THE FRONT there is an area of lawn with driveway parking in front of the **GARAGE** with electrically operated up and over door, light and power.

Ref: BOU139 EPC BAND: D
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.

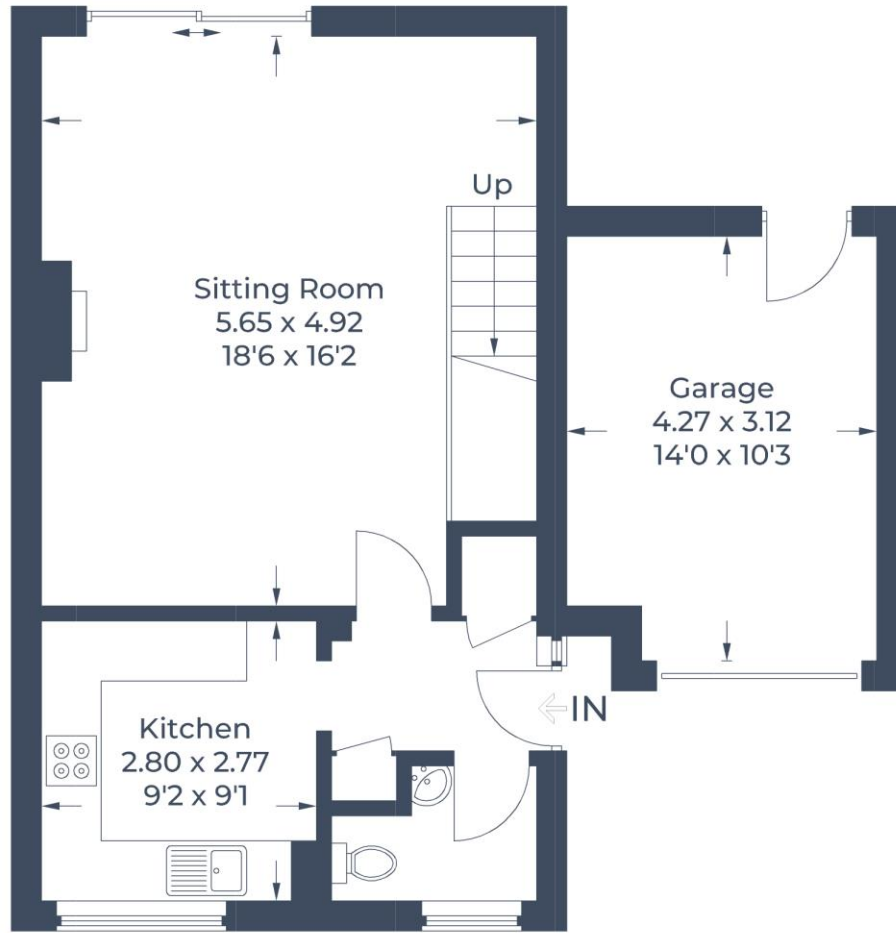
DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Proceed for approximately a third of a mile where the turning into Willows Road can be found on the right hand side.

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.

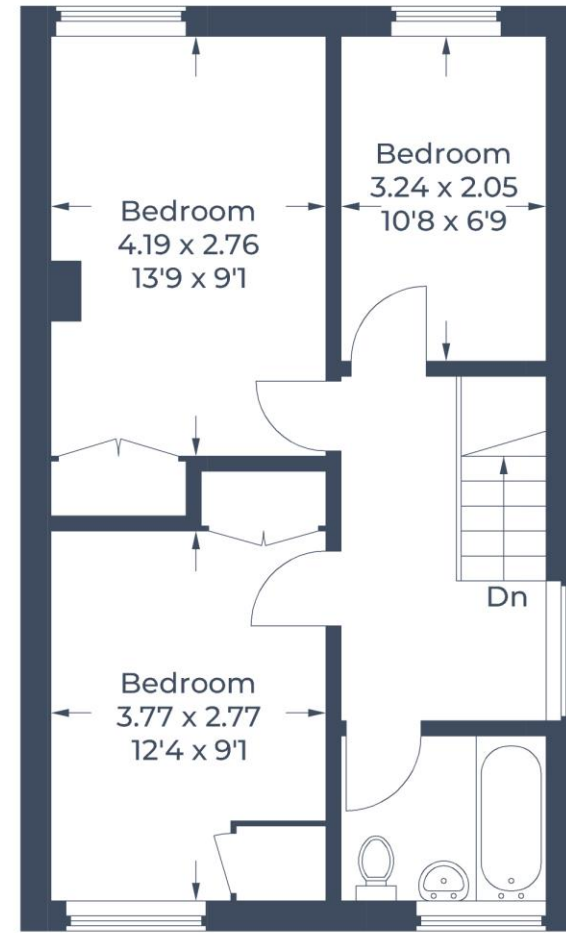
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 43.3 sq m / 466 sq ft
First Floor = 42.8 sq m / 461 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 99.0 sq m / 1,066 sq ft



Ground Floor



First Floor

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