



FERRY VIEW, WHARF LANE, BOURNE END
PRICE: £1,300,000 FREEHOLD

am ANDREW
MILSON

**FERRY VIEW
WHARF LANE
BOURNE END
BUCKS SL8 5RU**

PRICE: £1,300,000 FREEHOLD

An attractive Victorian semi-detached three storey family home providing a superb blend of original features and contemporary style living accommodation ideally located in the heart of this popular Thames side village.

**NO ONWARD CHAIN:
PRIVATE REAR GARDEN:
FIVE BEDROOMS – ONE WITH ENSUITE:
TWO FURTHER BATHROOMS:
LIVING ROOM: DINING ROOM:
UTILITY ROOM: DOWNSTAIRS WC:
KITCHEN/BREAKFAST ROOM: GARAGE:
PLENTY OF DRIVEWAY PARKING:
REPLACEMENT SASH WINDOWS:
UNDERFLOOR HEATING: NEW BOILER:
WALKING DISTANCE TO RIVER AND SHOPS**

TO BE SOLD: Ideally located in the heart of this popular village and within a short stroll of a picturesque stretch of the River Thames, Ferry View is an attractive and superbly appointed semi-detached home providing extremely well kept and cleverly designed living accommodation over three floors which can only be appreciated by an internal inspection. Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery, post office and schooling in the area is highly regarded. There is a branch line railway station to Maidenhead connecting to the Elizabeth Line providing swift access to London. The nearby Marlow Bypass enables access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Covered porch with stained glass front door to **ENTRANCE HALL** with ornate Victorian hallway arch, dado rail, stairs to first floor landing with storage cupboards under, radiator.



LIVING ROOM a bright and airy room with double-glazed sash, bay fronted windows, log burner, dado rail, coved ceiling, radiator, wall and pendant light with ceiling rose opening to;



DINING ROOM a double aspect room with double glazed sash window to side and double-glazed patio doors to rear, Victorian feature fireplace, dado rail, coved ceiling, pendant light with ceiling rose, radiator, door out to hall.

CLOAKROOM With part panelled walls, low level wc with enclosed cistern, corner wash basin, radiator, extractor fan.

SECONDARY ENTRANCE VESTIBULE with glazed external door, fitted doormat, plenty of space for coats and shoes, ceramic tile flooring with underfloor heating, door to;

UTILITY ROOM with double glazed sash window, space and plumbing for washing machine and dryer, hot and cold taps with sink unit, wall mounted cupboard, extractor fan, underfloor heating.



KITCHEN/BREAKFAST ROOM Situated at the rear of the property with bi-fold doors out to the garden and fitted with a range of modern gloss wall and base units with a marble effect Corian worktop over, integrated appliances such as dishwasher, fridge and freezer, Stoves range cooker with five ring induction hob tile splash back with extractor fan over, two Corian sink units with mixer taps, double glazed sash windows, underfloor heating, internal door to garage.

FIRST FLOOR LANDING with dado rail, stairs to second floor with small cupboard under.



BEDROOM ONE a front aspect large, bright room with double glazed sash, bay window, ornate feature fireplace, coved ceilings, radiator.

SHOWER ROOM with corner shower cubicle with mixer taps, pedestal wash hand basin, low level wc, built in cupboard, double glazed frosted sash window, heated towel rail, part tiled walls, wood effect ceramic tile flooring.



BEDROOM TWO a double aspect room situated at the back of the property with double glazed sash windows, wardrobes, ornate feature fireplace, coved ceiling, radiator.



BATHROOM a four piece suite of stand alone bath under the frosted sash windows, enclosed corner shower cubicle with waterfall shower head and separate spray, low level wc, vanity unit with inset sink and mirrored cupboard above, heated towel rail, tiled walls, wood effect Vinyl flooring, underfloor heating.

BEDROOM THREE a double aspect room with double glazed sash window to rear and double glazed casement window to side with radiator under, door to;

ENSUITE SHOWER ROOM with enclosed shower cubicle with waterfall shower head and separate spray, low level wc with hidden cistern, wash hand basin with vanity under, heated towel rail, double glazed frosted sash window, wood effect ceramic tile flooring.

SECOND FLOOR with access to large, boarded, eaves space.

BEDROOM FOUR An L-shaped room with double glazed sash window to the front and Velux window to one side, radiator, restricted head height.

BEDROOM FIVE a rear aspect room with double glazed sash window, radiator, restricted head height.

OUTSIDE

TO THE FRONT of the property is a driveway providing off road parking and access running down the side of the property leading the secondary front door, electric car charger and entrance to the **GARAGE** with new central heating boiler, hot water tank, water softener, light and power, doors to garden and kitchen. Continuing through to a **WORKSHOP** with further door to the rear garden and useful storage cupboards.



THE REAR GARDEN measures approximately 76ft in length and has a paved patio area to the rear of the house leading onto the remainder of the garden which is predominantly laid to lawn and screened by shaped hedge and panel fencing. Garden shed.

REF: BOU146 EPC BAND: D
COUNCIL TAX BAND: G

VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: Using the postcode SL8 5RU, entering the road from the parade, the property can be found on the right hand side.

Approximate Gross Internal Area
 Ground Floor = 116.8 sq m / 1,257 sq ft
 First Floor = 79.1 sq m / 851 sq ft
 Second Floor = 63.9 sq m / 688 sq ft
 Total = 259.8 sq m / 2,796 sq ft
 (Including Garage / Workshop / Loft)



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