



**17 GROVES CLOSE, BOURNE END**  
**PRICE: £600,000 FREEHOLD**

**am** ANDREW  
MILSON

**17 GROVES CLOSE  
BOURNE END  
SL8 5JP  
PRICE: £600,000 FREEHOLD**

Detached family home in a popular cul-de-sac with a delightful riverside garden and a large conservatory

**FRONT & REAR GARDENS:  
MASTER BEDROOM WITH ENSUITE:  
TWO FURTHER BEDROOMS:  
BATHROOM: CLOAKROOM:  
SITTING ROOM:  
KITCHEN: DINING AREA:  
CONSERVATORY:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
SINGLE GARAGE:  
NO ONWARD CHAIN:**

**TO BE SOLD:** a detached family home situated in this popular and convenient setting within walking distance of Bourne End village centre. The spacious accommodation comprises three bedrooms including a master bedroom with ensuite, sitting room, open plan kitchen/dining area and a large conservatory. A particular feature of the property is the rear garden which adjoins the river Wye. Bourne End 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 railway station via Maidenhead to London Paddington and the Elizabeth Line. The nearby Marlow Bypass enables swift access to the M4 and M40 motorways. The accommodation comprises:

**ENTRANCE HALL** with cloaks cupboard and door to:

**CLOAKROOM** comprising low level w.c., wash hand basin, radiator.



**SITTING ROOM** a rear aspect room with attractive Italian marble fireplace with gas coal effect fire, double glazed windows with radiators under, stairs rising to first floor, television point and archway through to:



**KITCHEN/DINING AREA** recently re-fitted with Miele units and granite worktops. There is a range of integrated appliances including induction hob, double oven, warming drawer, fridge/freezer, dishwasher and washer/dryer, double glazed window to front, dining area with double glazed sliding doors to:



**CONSERVATORY**

A large conservatory which extends to the full width of the property with two sets of double doors that lead to the garden, wood block flooring, heating.

**FIRST FLOOR LANDING** with window to front and cupboard housing water tank,



**BEDROOM ONE** a rear aspect room with double glazed window and radiator under, built in wardrobes. Door to

**ENSUITE SHOWER ROOM** fitted with a modern suite with walk in shower cubicle, low level wc, wash basin with vanity cupboard under and mirrored wall cupboard, frosted double glazed window,



**BEDROOM TWO** a rear aspect double bedroom with double glazed window, radiator under and access to loft space.

**BEDROOM THREE** a front aspect room with double glazed window and radiator under.



**BATHROOM** comprising enclosed panel bath with shower attachment, pedestal wash hand basin with vanity under, low level w.c, tiled walls, frosted double glazed window.

**OUTSIDE:**

**TO THE FRONT** is an area of lawn with driveway parking leading to the garage, electric charging point.

**GARAGE** with up and over door, power and light. There is also a door at the rear which leads to the rear garden



**TO THE REAR** the delightful 40ft wide rear riverside garden is laid to lawn with mature flower and shrub borders with a decking area over the river Wye.



**REF:BOU149 EPC BAND: D**

**COUNCIL TAX BAND: G**

**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:** using the postcode SL8 5JP, this 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.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 102.4 sq m / 1,102 sq ft  
Garage = 13.7 sq m / 147 sq ft  
Total = 116.5 sq m / 1,253 sq ft

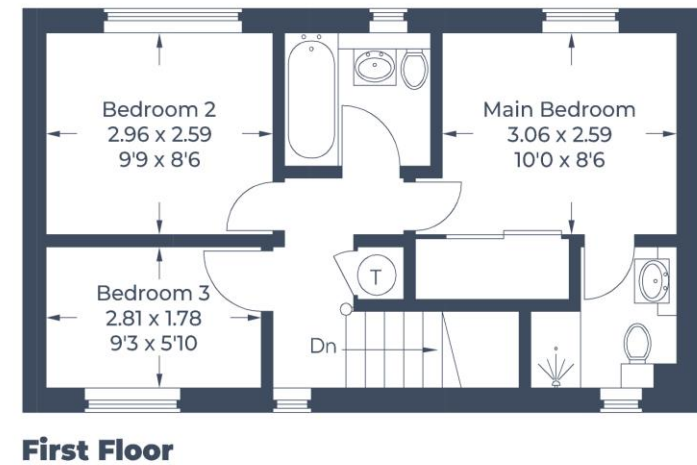
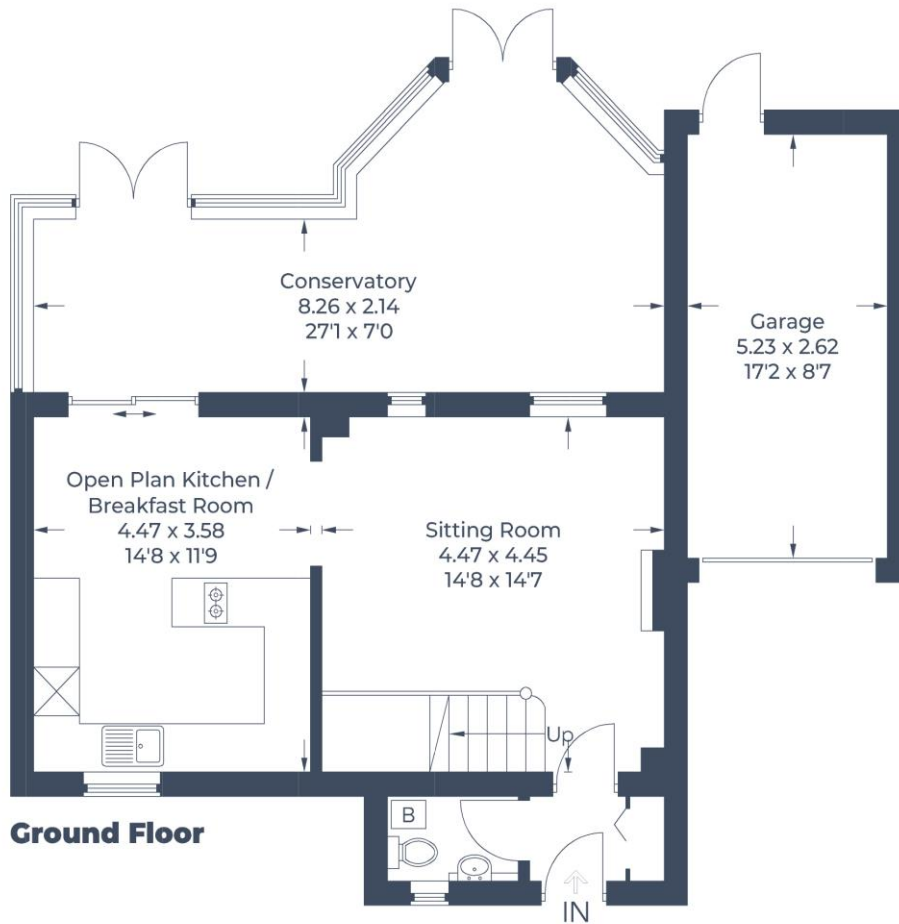


Illustration for identification purposes only,  
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