



17 GROVES CLOSE, BOURNE END
PRICE: £550,000 FREEHOLD

am ANDREW
MILSON

**17 GROVES CLOSE
BOURNE END
SL8 5JP
PRICE: £550,000 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 (THIRD IDEAL
STUDY): BATHROOM: CLOAKROOM
SITTING ROOM: KITCHEN/DINER
27FT 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: F

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.

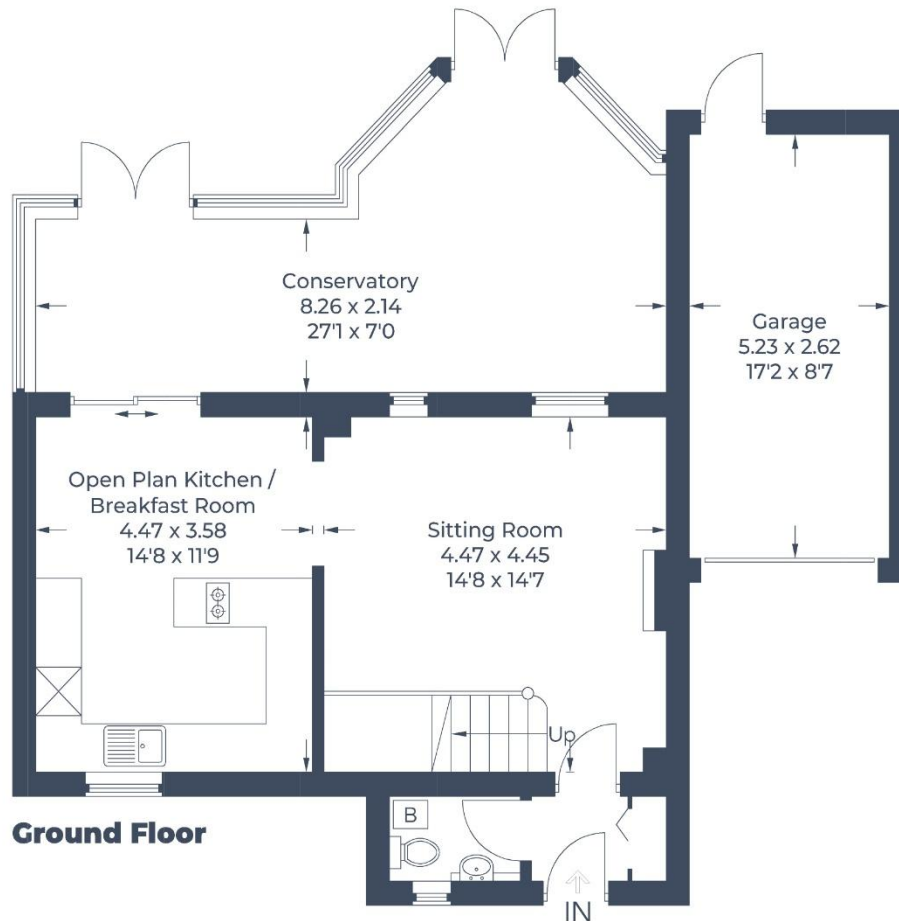
DIRECTIONS: using the postcode SL8 5JP, this property can be found on the right hand side.

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.

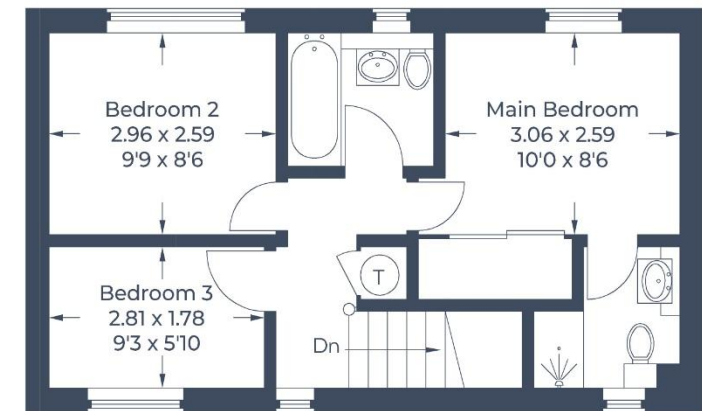
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

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



Ground Floor



First Floor

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