



7 EVENLODE ROAD, BOURNE END
PRICE: £575,000 FREEHOLD

am ANDREW
MILSON

**7 EVENLODE ROAD
BOURNE END
BUCKS SL8 5ND**

PRICE: £575,000 FREEHOLD

A spacious, three bedroom family home set in a popular and convenient location within walking distance of Bourne End village centre.

**PRIVATE FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: KITCHEN:
CONSERVATORY: UTILITY ROOM:
DOWNSTAIRS WC:
GAS CENTRAL HEATING:
SCOPE TO EXTEND STPP:
GARAGE/STORE: NO ONWARD CHAIN**

TO BE SOLD: this deceptively spacious three bedroom semi-detached home offers well-proportioned accommodation to both ground and first floors. The property has been extended over the years with scope to further extend to the side subject to relevant permission. There is a south facing private rear garden, three bedrooms to the first floor and three reception rooms. The property is located within walking distance of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's 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:

COVERED PORCH with quarry tiled floor to timber framed front door and leaded windows.

ENTRANCE HALL radiator, stairs to First Floor Landing with storage under.



LIVING ROOM double glazed bay window to front, radiator, television aerial point, open fire with ornate brick surround, benefitting from double doors opening into the;

DINING ROOM offering a versatile reception area with large window into the conservatory, radiator under, door through to the;



KITCHEN with a range of wall and base wooden units with work surface over and tile splashback, single sink unit with drainer and mixer taps, electric hob with extractor fan over and oven under, integrated dishwasher, double glazed window, tiled floor, stable door out to the garden, step down into the conservatory and door to;

UTILITY ROOM/STUDY with space and plumbing for washer and dryer, fridge freezer. Wall mounted Valiant boiler, radiator, wash hand basin, office nook, separate WC with double glazed window, radiator.



GARDEN ROOM with exposed brick walls, tiled flooring, double glazed roof and doors leading out to the garden.

FIRST FLOOR LANDING with double glazed window to side access to fully boarded loft with Velux window with views overlooking the Thames Valley.



BATHROOM with enclosed panelled bath with shower over, vanity unit with inset sink, double glazed windows, radiator. **SEPARATE WC.**



BEDROOM TWO a rear aspect double room with double glazed windows, radiator under, built in wardrobes, spectacular views over the Thames Valley

BEDROOM THREE a large single room with double glazed windows out to the front with radiator under.

OUTSIDE

TO THE FRONT Driveway to garage plus additional parking for 3/4 cars with shrub borders. The property overlooks the large green and the road that only services the 12 houses on Evenlode Road.



THE REAR GARDEN is private and south facing mainly laid to lawn with patio to the side of and rear of the property, mature shrubs and flower beds surround the garden offering a plenty of privacy.

BOU150 **EPC BAND: C**

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Using the postcode SL8 5ND, the property can be found on the right hand side when coming from Blind Lane.

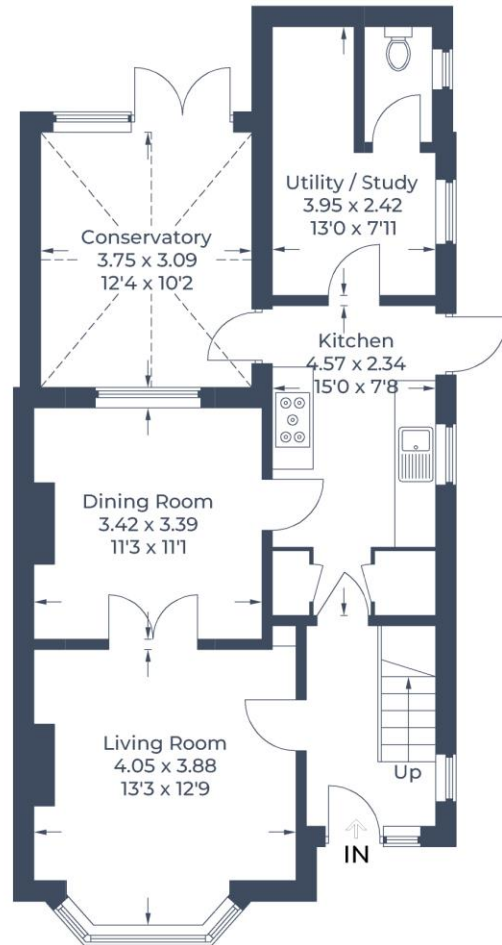
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared 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.

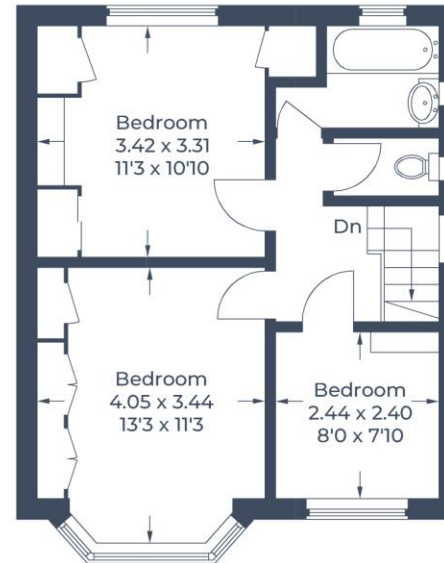


BEDROOM ONE a double bedroom with double glazed bay window with radiator under, plenty of built in wardrobes,

Approximate Gross Internal Area
Ground Floor = 68.3 sq m / 735 sq ft
First Floor = 42.4 sq m / 456 sq ft
Total = 110.7 sq m / 1,191 sq ft



Ground Floor



First Floor

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