



**THAMESBOURNE MEWS, STATION ROAD, BOURNE END**  
**PRICE: £270,000 FREEHOLD**





**6 THAMESBOURNE MEWS  
STATION ROAD  
BOURNE END  
SL8 5RJ**

**PRICE: £270,000 FREEHOLD**

A conveniently located one bedroom house situated in the heart of the village benefitting from a private front garden.

**COURTYARD GARDEN  
BEDROOM: BATHROOM:  
SITTING ROOM: FITTED KITCHEN  
ELECTRIC HEATING:  
ALLOCATED PARKING:  
DOUBLE GLAZING:  
IDEAL FIRST PURCHASE:  
SHORT WALK TO STATION:  
NO ONWARD CHAIN**

**TO BE SOLD:** A one bedroom cluster home conveniently located in the heart of the village close to the railway station and within a short stroll of a picturesque stretch of the River Thames. This property would be ideal for a first-time buyer or investor and benefits from a generous garden to the front and allocated parking. Thamesbourne Mews is set within a stones throw from Cafés, shops and Bourne End Station. Bourne End village centre provides a wide range of amenities for day to day needs and for the commuter access to London can be gained via the nearby M4 or M40 motorways or by rail from Bourne End railway station to the Elizabeth Line via Maidenhead mainline station.

The accommodation comprises:

**CANOPIED ENTRANCE PORCH** Part glazed front door to:



**SITTING ROOM** A front aspect room with double glazed windows, electric storage heater, television aerial point, stairs to first floor landing. Archway to:



**KITCHEN** Fitted with a range of wooden wall and base units, electric oven with electric hob over, extractor fan, stainless steel sink unit with mixer taps, space for fridge and washing machine.

**FIRST FLOOR**

**LANDING** With fitted wardrobes.



**BEDROOM** Front aspect room with double glazed window, shelved storage cupboard, electric wall heater, access to loft space.



**BATHROOM** white suite comprising, P-shaped bath with shower attachment over, pedestal wash hand basin, low level w.c., double glazed frosted window.



**OUTSIDE** To the **FRONT** of the property is a garden laid to lawn from the bin store.

**PARKING** There is one allocated parking space. Facing number 2, Right of fencing, two car parks space on right that backs on to road.



**Ref: BOU      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:** Walking from our Bourne End office in The Parade turn right and continue to the roundabout turning right into Station Road where 6 Thamesbourne Mews can be found immediately 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.

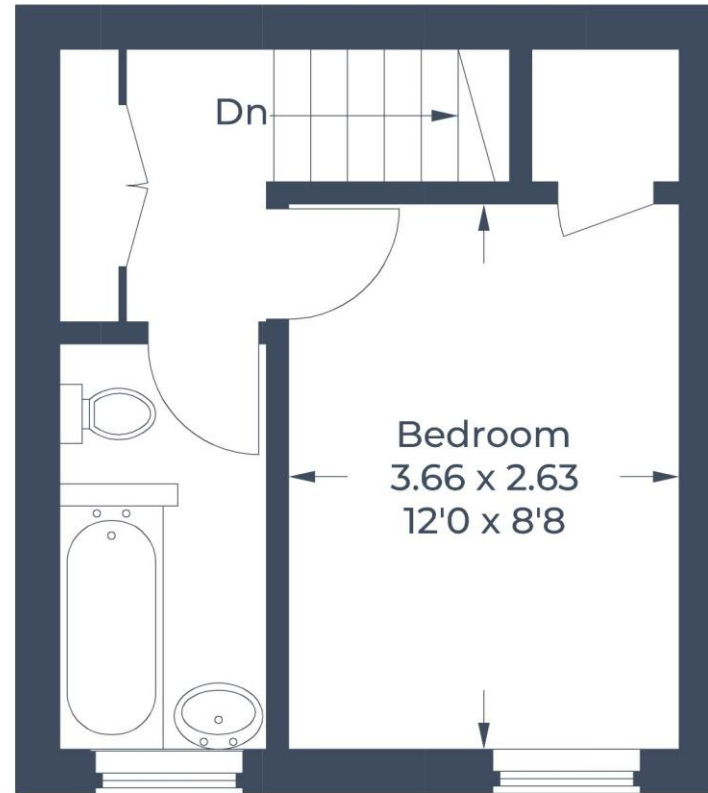
#### **LETTING AND MANAGEMENT**

We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details

Approximate Gross Internal Area  
Ground Floor = 20.9 sq m / 225 sq ft  
First Floor = 19.9 sq m / 214 sq ft  
Total = 40.8 sq m / 439 sq ft



**Ground Floor**



**First Floor**

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