



LITTLE PICKETS, NEW ROAD, BOURNE END
PRICE: £725,000 FREEHOLD

am ANDREW
MILSON

**LITTLE PICKETS
NEW ROAD
BOURNE END
BUCKS SL8 5BT**

PRICE: £725,000 FREEHOLD

A spacious and well presented four bedroom detached chalet bungalow situated towards the end of a popular road within walking distance of Bourne End village centre.

**PRIVATE FRONT & REAR GARDENS:
THREE BEDROOMS TO THE FIRST FLOOR:
FIRST FLOOR BATHROOM:
GROUND FLOOR BEDROOM AND SHOWER ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
LIVING ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING: GARAGE:
WALKING DISTANCE OF VILLAGE CENTRE. NO ONWARD CHAIN.**

TO BE SOLD: offered for sale with the benefit of having no onward chain, this conveniently located attractive, four bedroom detached, chalet style bungalow offers spacious and well-proportioned accommodation to both the ground and first floors. Comprising a large bay fronted living room, kitchen breakfast room. dining room, ground floor shower room and bedroom with a further three bedrooms to the first floor with a bathroom. Outside there is plenty of driveway parking, a garage and private front and rear gardens. 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:

Solid wooden front door with side glass panel to **ENTRANCE HALL** with stairs to first floor, cupboard housing hot water tank and boiler, radiator



LIVING ROOM a bright and airy double aspect room with double glazed bay windows, electric fireplace with tile surround, tv aerial, radiators, door through to;



KITCHEN/BREAKFAST ROOM with a range of wall and base wooden units comprising cupboards and drawers with worksurfaces over, integrated double oven and dishwasher, four ring gas hob with extractor fan over, one and a half bowl sink unit, space and plumbing for washing machine, pantry cupboard, double glazed windows to side and front with radiator under, external door.



DINING ROOM a rear aspect room with double glazed sliding doors to the garden, wooden flooring, radiator.

BEDROOM THREE a rear aspect room with built in wardrobes, double glazed windows overlooking the garden with radiator under.



SHOWER ROOM a white suite of enclosed shower cubicle, vanity unit with inset wash hand basin and wc with enclosed cistern, heated towel rail, double glazed frosted window, tiled floor and part tiled walls.

FIRST FLOOR LANDING with airing cupboard and doors to;



BEDROOM ONE a front facing room with plenty of built in wardrobes and drawers, double glazed window with radiator under.



BEDROOM TWO a rear facing room with access to loft space, large amount of eaves storage and built in wardrobe, double glazed window, radiator.

BEDROOM FOUR a single room with double glazed window and eaves storage.



BATHROOM a white suite comprising bath with hand held shower attachment, vanity unit with inset wash hand basin, low level wc, double glazed window, heated towel rail, tiled floor and part tiled walls.

OUTSIDE

TO THE FRONT is a gated driveway with paved area for parking leading through to the **GARAGE**, there is a large area of lawn to the front with manicured shrubs surround.



THE REAR GARDEN mostly laid to lawn with shrubs surround, paved areas for seating.

BOU154 EPC BAND: D

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL8 5BT** the subject property will be found towards the top of New Road on the left 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.

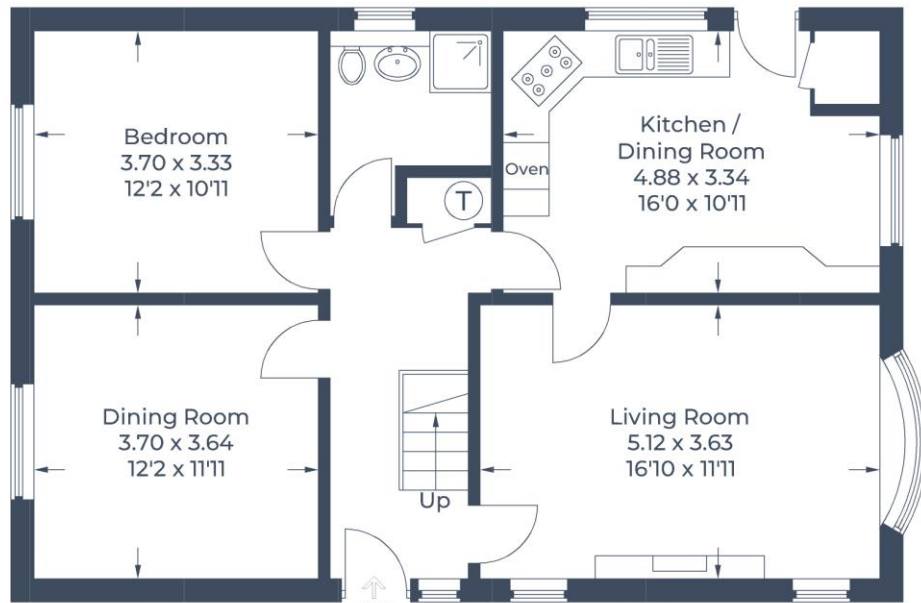
Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 78.4 sq m / 844 sq ft

First Floor = 48.4 sq m / 521 sq ft

Garage = 16.5 sq m / 178 sq ft

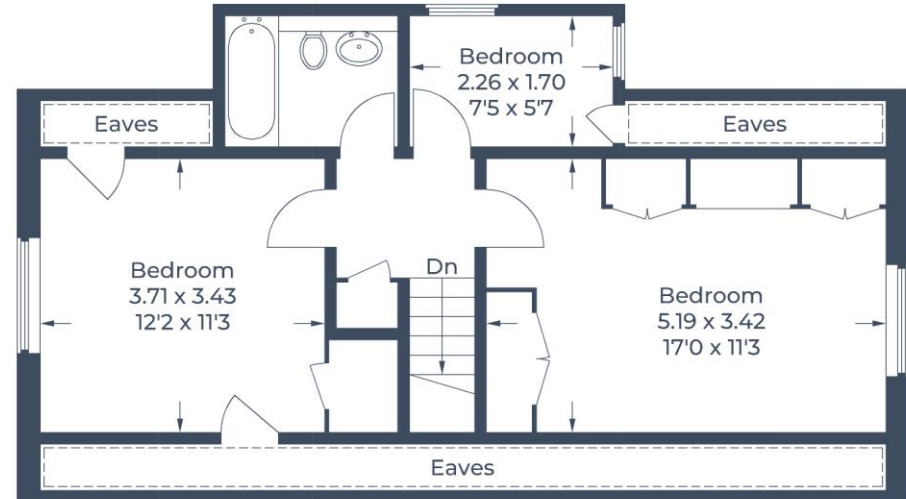
Total = 143.3 sq m / 1,543 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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

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